

UTC 9/535-DS

THIS SPACE I

2011-012490

Klamath County, Oregon



00109832201100124900020026

11/07/2011 03:42:57 PM

Fee: \$42.00

After recording return to:

SHERRY E. PRESTON

P. O. Box 800

Keno, OR 97627

Until a change is requested all tax statements shall be sent to the following address:

SHERRY E. PRESTON

P. O. Box 800

Keno, OR 97627

Escrow No. MT91535-DS

Title No. 0091535

SWD r.042611

STATUTORY WARRANTY DEED

WAYNE LEWIS and BRIGIT LEWIS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

SHERRY E. PRESTON, A SINGLE WOMAN

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

THE NORTHERLY 180.92 feet of Lot 3 in Block 17, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress recorded September 12, 1988 in Volume M88-14856, Microfilm record of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$116,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

427me0

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

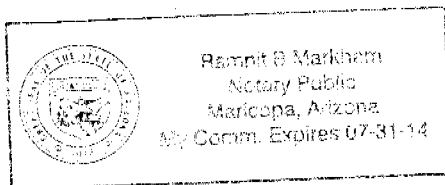
Dated this 3rd day of Nov 2011.

X Wayne Lewis
WAYNE LEWIS

X Brigit Lewis
BRIGIT LEWIS

State of Arizona
County of Maricopa

This instrument was acknowledged before me on November 3, 2011 by WAYNE LEWIS and BRIGIT LEWIS.



Ramnit B. Markham
(Notary Public)

My commission expires 7-31-14