



THIS SPA

2011-012611
Klamath County, Oregon



11/09/2011 03:01:13 PM

Fee: \$42.00

After recording return to:

JOSHUA D. CAIN

1124 East St.

Klamath Falls, OR 97601

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

JOSHUA D. CAIN

1124 East St.

Klamath Falls, OR 97601

Escrow No. MT91587-DS

Title No. 0091587

SWD r.042611

STATUTORY WARRANTY DEED

JACK VERNE DOW and SHIRLEY A. DOW, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JOSHUA D. CAIN,

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:

All that portion of Lots 9 and 2 in Block 58 of NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, as follows:

Beginning at a point 90 feet North of the most Southerly corner of said Lot 9 and on the Westerly line of East Street; thence West at right angles to East Street to the Westerly line of Lot 9; thence Southerly along the Westerly line of Lot 9 and Lot 2, to a point 25 feet Southerly from the corner common to Lots 2, 8 and 9 in said Block 58; thence Easterly to a point on the Westerly line of East Street 22 feet Northerly from the most Southerly corner of said Lot 9; thence Northerly 68 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$89,900.00**.

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:

RERECORDED TO CORRECT LEGAL DESCRIPTION. PREVIOUSLY RECORDED IN 2011-012125.

42pmt

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 27 day of OCTOBER 2011

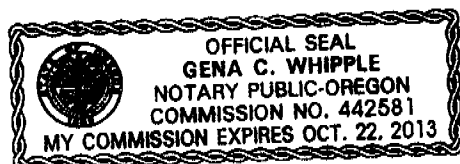
X Jack Verne Dow
JACK VERNE DOW

Shirley A. Dow
SHIRLEY A. DOW

State of Oregon
County of Jackson

This instrument was acknowledged before me on October 27, 2011 by JACK VERNE DOW and SHIRLEY A. DOW.

Gena Whipple
(Notary Public for Oregon)



My commission expires 10-22-2013