

2011-012940

Klamath County, Oregon

AFTER RECORDING, RETURN TO AND
SEND TAX STATEMENTS TO:

William M. Ganong
Melvin D. Ferguson
514 Walnut Avenue
Klamath Falls OR 97601



00110367201100129400010014

11/21/2011 08:44:09 AM

Fee: \$37.00

STATUTORY WARRANTY DEED

Robert J. Foltyn, Grantor, conveys and warrants to William M. Ganong and Melvin D. Ferguson, as tenants in common, Grantees, the following-described real property free of encumbrances, except as specifically set forth herein, located in Klamath County, Oregon and described as:

Lot 4, Block 84 of Klamath Addition to the City of Klamath
Falls, Klamath County, Oregon.

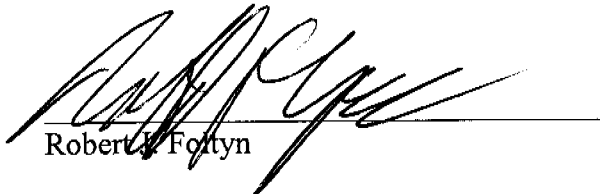
Klamath County Assessor's Account No. R-3809-032AD-08200-000
and R476942

More commonly referred to as: 514 Walnut Avenue
Klamath Falls, Oregon 97601

The true consideration for this deed is \$50,725.43.

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.

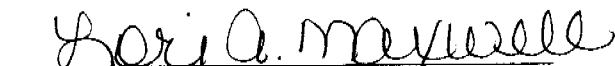
Dated this 15 day of November 2011.


Robert J. Foltyn

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 16, 2011 by Robert J. Foltyn.




Notary Public for Oregon
My Commission Expires: 11-16-2013