

2011-013025  
Klamath County, Oregon



00110464201100130250020022

11/22/2011 12:16:08 PM

Fee: \$42.00



THIS SPA

After recording return to:  
Jacob W. Cunningham  
3051 Bisbee Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Jacob W. Cunningham  
3051 Bisbee Street  
Klamath Falls, OR 97603

File No.: 7021-1794847 (TM)  
Date: November 18, 2011

### STATUTORY WARRANTY DEED

**Terri L. Krown**, Grantor, conveys and warrants to **Jacob W. Cunningham and Julie A. Andrews not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The S 1/2 of Lot 3, Block 6, Altamont Acres, in the County of Klamath, State of Oregon, Excepting therefrom that portion described in Volume M65 page 1197, recorded August 26, 1965 for the widening of Bisbee Street.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$70,000.00**. (Here comply with requirements of ORS 93.030)

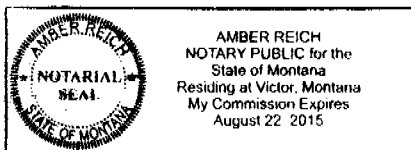
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 21 day of November, 2011.

Terri L. Krown by Maxine Krown as Attorney in Fact  
Terri L. Krown by Maxine Krown as  
Attorney In Fact

STATE OF Montana )  
County of Bavali ) ss.  
)

On this 21 day November, 2011 <sup>AWR</sup> personally appeared **Maxine Krown**, who being duly sworn (or affirmed), did say that he/she is the attorney in fact for **Terri L. Krown**, and that he/she executed the foregoing instrument by authority of and in behalf of said principal; and he/she acknowledge said instrument to be the act and deed of said principal.



Amber Reich  
AWR  
Notary Public for Oregon Montane  
My commission expires: 08/22/2015  
Residing at: Victor