

MTC91571-MS

Grantor's Name and Address
Janice R. Lerum and Lance R. Lerum
147 Ridgecrest Drive
Klamath Falls, OR 97601

2011-013414

Klamath County, Oregon



00110920201100134140020026

12/02/2011 03:08:32 PM

Fee: \$42.00

Grantee's Name and Address
After recording return to:
.....National Residential Nominee Services
.....10125 Crosstown Circle #380
.....Eden Prairie, MN 55344
.....Name, Address, Zip
Until a change is requested all tax statements shall be sent
to the following address.
.....same as above
.....
.....
.....Name, Address, Zip

679678 45595

WARRANTY DEED - STATUTORY FORM (INDIVIDUAL)

Janice R. Lerum and Lance R. Lerum, wife and husband

Grantor, conveys and warrants to
National Residential Nominee Services Inc.
of 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 19 in Block 2, TRACT 1145, NOB HILL, a Resubdivision of portion of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. 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, 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.

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and Easements of Record, if any.

The true consideration for this conveyance is \$ 260,409.00 (Here comply with the requirements of ORS 93.030*).

42911

Dated this 17 day of November 2011, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Janice R Lerum
Janice R. Lerum

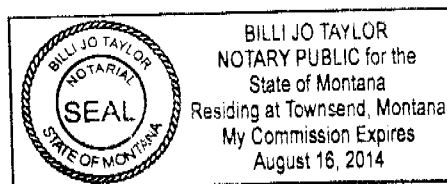
Lance R Lerum
Lance R. Lerum

STATE OF ~~OREGON~~ montana)
County of Broadwater)ss.

Personally appeared on November 17, 2011 the above named Janice R. Lerum
Married (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me: Billi Jo Taylor

Billi Jo Taylor
Notary Public for ~~Oregon~~ montana
My commission expires:

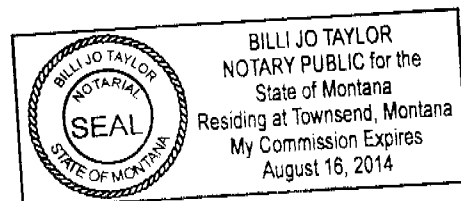


STATE OF ~~OREGON~~ montana)
County of Broadwater)ss.

Personally appeared on November 17, 2011 the above named Lance R. Lerum
Married (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me: Billi Jo Taylor

Billi Jo Taylor
Notary Public for ~~Oregon~~ montana
My commission expires:



* If the consideration consists of or includes other property or value, add the following:

"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".