

WTC 92128-DS

THIS SPACE I

2011-013898

Klamath County, Oregon



00111496201100138980030039

12/16/2011 03:26:35 PM

Fee: \$47.00

After recording return to:

FLICKER SHAW

P. O. BOX 165

MERRILL, OR 97633

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

FLICKER SHAW

P. O. BOX 165

MERRILL, OR 97633

Escrow No. MT92128-DS

Title No. 0092128

SWD r.042611

STATUTORY WARRANTY DEED

JUDITH KAMMERER and KATHRYN ELLIOTT, as tenants in common,

Grantor(s), hereby convey and warrant to

FLICKER SHAW and MELISSA SHAW, husband and wife, as tenants by the entirety,

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:

Lot 25, Block 24, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH a parcel of land situated in the SE1/4 NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 24, Block 34, TRACT NO. 1081-FIFTH ADDITION TO KLAMATH RIVER ACRES, and being more particularly described as follows:

Beginning at a point on the Easterly line of the Keno-Worden Road, said point being the Westerly property corner common to Lots 24 and 25, said Block and Tract; thence on the line common to said Lots 24 and 25 North 58°16'22" East 168.98 feet to the Westerly line of White Goose Drive; thence along said Westerly North 31°43'38" West 30.74 feet; thence leaving said Westerly line South 47°57'45" West 171.45 feet to the point of beginning.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

The true and actual consideration for this conveyance is **\$114,900.00**.

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:

47 And

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 13th day of December, 2011

JUDITH KAMMERER

X Kathryn Elliott
KATHRYN ELLIOTT

STATE OF CALIFORNIA

ss.

COUNTY OF _____

On 13th December, 2011 before me, M. FISHMAN ~~NOTARY PUBLIC~~ personally appeared JUDITH KAMMERER ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

STATE OF CALIFORNIA

ss.

COUNTY OF San Diego

On 13th December, 2011 before me, M. FISHMAN ~~NOTARY PUBLIC~~ personally appeared KATHRYN ELLIOTT ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature M. Fishman



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 12th day of December 2011.

Judith Kammerer
JUDITH KAMMERER

KATHRYN ELLIOTT

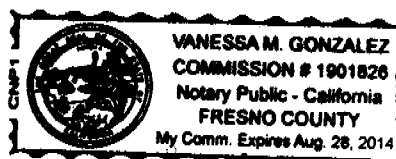
STATE OF CALIFORNIA

COUNTY OF Fresno ss.

On December 12, 2011 before me, Vanessa M. Gonzalez personally appeared JUDITH KAMMERER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Vanessa M. Gonzalez



STATE OF CALIFORNIA

COUNTY OF _____ ss.

On _____, 2011 before me, _____ personally appeared KATHRYN ELLIOTT personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____