

2012-000241

Klamath County, Oregon



00112353201200002410040043

01/10/2012 03:42:51 PM

Fee: \$52.00

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92128-DS  
Title Order No. 0092128

Please print or type information.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) &amp; 205.238:

Name: **Flicker Shaw**Address: **P. O. Box 165**City, ST Zip: **Merrill, OR 97633****2. TITLE(S) OF THE TRANSACTION(S) -** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

**Document Title(s): Statutory Warranty Deed****3. DIRECT PARTY / GRANTOR Names and Addresses -** Required by ORS 205.234(1)(b)Seller Name & Address: JUDITH KAMMERER, 46764 Morning Sky Trail, COARSEGOLD, CA 93614Seller Name & Address: KATHRYN ELLIOTT, 3854 Baker St., SAN DIEGO, CA 92117**4. INDIRECT PARTY / GRANTEE Names and Addresses -** Required by ORS 205.234(1)(b)Buyer Name & Address: FLICKER SHAW, P. O. Box 165, Merrill, OR 97633Buyer Name & Address: MELISSA SHAW, P.O. Box 165, Merrill, OR 97633**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: **FLICKER SHAW**Address: **P. O. Box 165**City, ST Zip: **Merrill, OR 97633****6. TRUE AND ACTUAL CONSIDERATION -** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$114,900.00**

RERECORDED TO CORRECT LEGAL DESCRIPTION. PREVIOUSLY RECORDED IN 2011-013898.

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:

34

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:

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION CONTAINED HEREIN, PREVIOUSLY RECORDED IN BOOK 2011-01398.

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 12<sup>th</sup> day of December 2011.

Judith Kammerer  
JUDITH KAMMERER

KATHRYN ELLIOTT

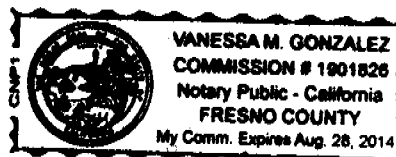
STATE OF CALIFORNIA

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 \_\_\_\_\_