



THIS SPA

2012-003851

Klamath County, Oregon



00116617201200038510020025

04/12/2012 03:17:13 PM

Fee: \$42.00

After recording return to:

MAURY G. VALLIER

6341 Wocus Rd.

Klamath Falls, OR 97601

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

MAURY G. VALLIER

6341 Wocus Rd.

Klamath Falls, OR 97601

Escrow No. MT92236-DS

Title No. 0092236

SWD r.020212

### STATUTORY WARRANTY DEED

**ROBERT E. DENNING and DEBRA W. DENNING, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**MAURY G. VALLIER and DENISE M. VALLIER, 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:

Parcel 3 of Major Land Partition 21-91 being Parcel 1 of "Minor Land Partition 37-88" situated in the N1/2 NE1/4 and NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$235,000.00**.

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:

4/20/12

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 11 day of April, 2012.

Robert E. Denning  
ROBERT E. DENNING

Debra W. Denning  
DEBRA W. DENNING

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4-11, 2012 by ROBERT E. DENNING and DEBRA W. DENNING.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

