



THIS SPACE

2012-004045

Klamath County, Oregon



00116855201200040450020024

04/18/2012 11:24:35 AM

Fee: \$42.00

After recording return to:

Jimmy D. Nunn

6016 Logan Street

Klamath Falls, OR 97603

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

Jimmy D. Nunn

6016 Logan Street

Klamath Falls, OR 97603

Escrow No. MT93034-MS

Title No. 0093034

SWD r.020212

STATUTORY WARRANTY DEED

James V. Landers and Elizabeth A. Landers, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Jimmy D. Nunn and Susan E. Nunn, 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 6 in Block 1 of COUNTRY GARDENS, according to the official plat thereof in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$152,000.00**.

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:

UPDATT

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.

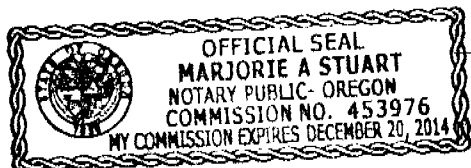
Dated this 17 day of April, 2012

James V. Landers
James V. Landers

Elizabeth A. Landers
Elizabeth A. Landers

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/17, 2012 by James V. Landers and Elizabeth A. Landers.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/14