

154
2067485-
ALF



After recording return to:
Jimmy D Shelby and Julie A Shelby
4733 Onyx Pl
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jimmy D Shelby and Julie A Shelby
4733 Onyx Pl
Klamath Falls, OR 97603

File No.: 7021-2067485 (ALF)
Date: April 05, 2013

2013-005011
Klamath County, Oregon
05/08/2013 03:10:50 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Byron Paul Maxwell and Deborah Rae Noonan, with rights of survivorship, Grantor, conveys and warrants to **Jimmy D Shelby and Julie A Shelby as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 54 of First Addition to Summers Lane Homes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

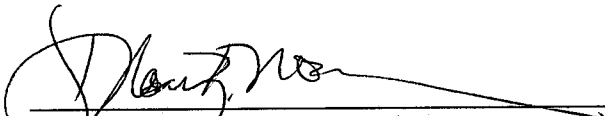
The true consideration for this conveyance is **\$125,500.00**. (Here comply with requirements of ORS 93.030)

F.
47.-

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 6 day of May, 2013


Byron Paul Maxwell

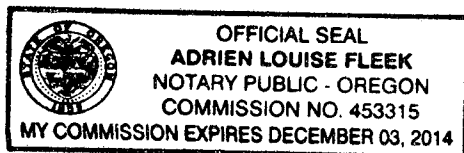

Deborah Rae Noonan

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 6 day of May, 2013
by **Byron Paul Maxwell and Deborah Rae Noonan.**



Notary Public for Oregon
My commission expires: 12-3-14



ADRIEN LOUISE FLEECK
NOTARY PUBLIC - OREGON
COMMISSION NO. 453315
MY COMMISSION EXPIRES 03, 2014