

2008-000126

Klamath County, Oregon



00037957200800001260020027

01/03/2008 03:24:08 PM

Fee: \$26.00

After recording return to:
BRIEANN CHAPMAN
977 SW VANTAGE POINT WAY
BEND, OR 97702

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

BRIEANN CHAPMAN
977 SW VANTAGE POINT WAY
BEND, OR 97702

1st 1156635

WARRANTY DEED -- STATUTORY FORM

JOSHUA J. RUTTER, Grantor, conveys and warrants to BRIEANN CHAPMAN, Grantee,
the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

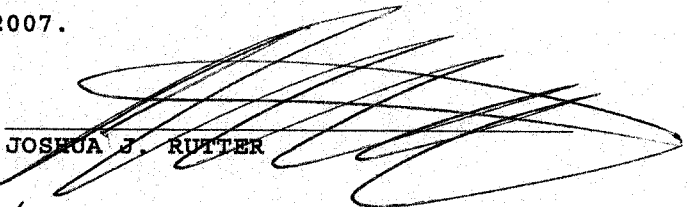
Tax Account No(s): R891995
Map/Tax Lot No(s): 3809-030BA-09200

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$ 310,000.00.

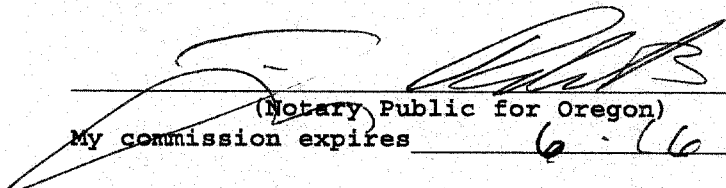
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER
424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 SECTIONS 2, 3
AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

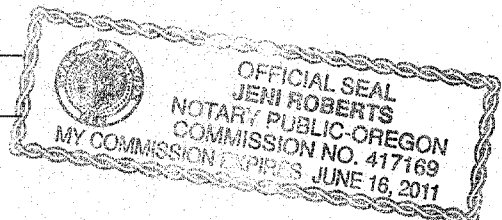
Dated this 28 day of December, 2007.


JOSHUA J. RUTTER

Deed
STATE OF OREGON, COUNTY OF KLAMATH) SS.

This instrument was acknowledged before me on December 28, 2007 by JOSHUA J.
RUTTER.


(Notary Public for Oregon)
My commission expires 6-16-11



TITLE NO. 10-0345207
ESCROW NO. 10-0345207

F26

EXHIBIT A

LEGAL DESCRIPTION:

**LOT 38 TRACT 1432-QUAIL POINT ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**