

MTC 81578



THIS SPACE RES

2008-002345

Klamath County, Oregon



02/25/2008 03:22:13 PM

Fee: \$21.00

After recording return to:

Bruce C. Branson

3150 N. W. Crest Loop

Albany, OR 97321

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

Bruce C. Branson

3150 N. W. Crest Loop

Albany, OR 97321

Escrow No. SR104943LI

Title No. 0081578

SWD

### STATUTORY WARRANTY DEED

**Kathryn J. Woock**, Grantor(s) hereby convey and warrant to **Bruce C. Branson and Diane K. Branson, 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 28 in Block 1, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

139825

2310-036B0-01000-000

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:

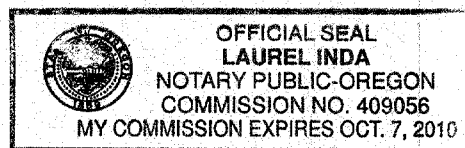
The true and actual consideration for this conveyance is **\$120,000.00**.

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. 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.

Dated this 19 day of February, 2008

Kathryn J. Woock

State of Oregon  
County of DESCHUTES



This instrument was acknowledged before me on Feb, 19, 2008 by Kathryn J. Woock.

(Notary Public for Oregon)

My commission expires 10/7/10

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