

2008-011367

Klamath County, Oregon



00051309200800113670020020

THIS SPACE

08/11/2008 11:43:46 AM

Fee: \$26.00



After recording return to:
Michael S Brown
511 S. Old Stage Rd
Mt. Shasta, CA 96067

Until a change is requested all tax statements
shall be sent to the following address:
Michael S Brown
511 S. Old Stage Rd
Mt. Shasta, CA 96067

File No.: 7021-1236521 (DMC)
Date: July 02, 2008

STATUTORY WARRANTY DEED

Matthew R. Balkwill, Grantor, conveys and warrants to **Michael S. Brown**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3, BLOCK 1, AND LOT 4 IN BLOCK 2 OF RECREATION PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

F20-


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, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 8 day of Aug, 2008.

x Matthew R Balkwill

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of Aug, 2008
by **Matthew R Balkwill**.



 Dori Crain (Germolus)
 Notary Public for Oregon
 My commission expires: November 7, 2009 9/15/10

9/15/09

CC

