

MT82321-KR

THIS SPACE I

2008-012436

Klamath County, Oregon



00052662200800124360010014

09/04/2008 03:24:28 PM

Fee: \$21.00

After recording return to:

Kym A. Prather

935 NW Starlite Place 3706 Burddog Drive  
Grants Pass, OR 97526 Klamath Falls, OR 97603

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

Kym A. Prather

935 NW Starlite Place 3706 Burddog Drive  
Grants Pass, OR 97526 Klamath Falls, OR 97603

Escrow No. MT82321-KR

Title No. 0082321

SWD

### STATUTORY WARRANTY DEED

**Westbrook Homes NW, Inc., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Kym A. Prather and Christine M. Prather, 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 70 in Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$303,148.00/303,148.00/** \$303,148.00.

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 28<sup>th</sup> day of August, 2008.

Westbrook Homes NW Inc., an Oregon Corporation

BY: Richard A. Lowell  
Richard A. Lowell, President

State of Oregon Klamath  
County of Klamath

This instrument was acknowledged before me on August 28, 2007 by Richard A. Lowell, as President for Westbrook Homes NW, Inc., an Oregon Corporation.



(Notary Public for Oregon)

My commission expires 11/16/2011

21AHT