

NTC 82767-KR



2008-012769

Klamath County, Oregon

THIS SP



00053090200800127690020025

09/12/2008 01:48:22 PM

Fee: \$26.00

After recording return to:

Barbara A. Brown

5805 Springcrest Way

Klamath Falls, OR 97603

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

Barbara A. Brown

5805 Springcrest Way

Klamath Falls, OR 97603

Escrow No. MT82767-KR

Title No. 0082767

SWD-EM

STATUTORY WARRANTY DEED

Marjorie Lynn Howard and Harold Gregory Howard, as tenants by the entirety, Grantor(s) hereby convey and warrant to Barbara A. Brown, 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 6 of TRACTS 1312, SPRINGCREST, 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:

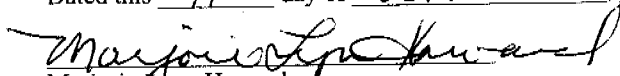
2008-2009 Real Property Taxes a lien not yet due and payable.

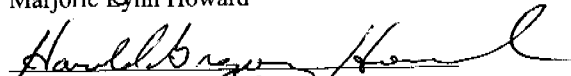
The true and actual consideration for this conveyance is **\$190,000.00.**

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.

26 Aug

Dated this 11 day of SEPTEMBER, 2008.


Marjorie Lynn Howard


Harold Gregory Howard

STATE OF CALIFORNIA

ss.

COUNTY OF NEVADA

On 9-11-08, 2008 before me, Ron C. Davidson, Public^{Notary} personally appeared Marjorie Lynn Howard and Harold Gregory Howard personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature RCA

