



00053457200800130660020022

09/18/2008 03:13:34 PM

Fee: \$26.00



THIS SPACE

After recording return to:  
Benjamin D. Brooks and Jenessa D.  
Brooks  
2500 Darrow  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Benjamin D. Brooks and Jenessa D.  
Brooks  
2500 Darrow  
Klamath Falls, OR 97601

File No.: 7021-1280396 (ALF)  
Date: September 03, 2008

### STATUTORY WARRANTY DEED

**Brian W. Riffle**, Grantor, conveys and warrants to **Benjamin D. Brooks and Jenessa D. Brooks, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 618 IN BLOCK 128 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$112,000.00**. (Here comply with requirements of ORS 93.030)

ELU

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 17<sup>th</sup> day of September, 2008.

Brian W. Riffle

Brian W. Riffle

STATE OF Wisconsin )  
County of Dane )ss.

This instrument was acknowledged before me on this 17 day of September, 2008  
by **Brian W. Riffle**.

Kirsten Gunnara

Notary Public for \_\_\_\_\_  
My commission expires: 5/20/2012

