

2008-013436

Klamath County, Oregon



00053938200800134360020026



THIS SPACE

09/29/2008 03:00:06 PM

Fee: \$26.00

After recording return to:
Diane Rachelle Pearson
2821 Orindale Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Diane Rachelle Pearson
2821 Orindale Road
Klamath Falls, OR 97601

File No.: 7021-1288480 (DMC)
Date: September 25, 2008

STATUTORY WARRANTY DEED

Eva M. Morris, Grantor, conveys and warrants to **Diane Rachelle Pearson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 3, BLOCK 11 OF STEWART, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE COUNTY CLERK'S OFFICE 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 **\$34,500.00**. (Here comply with requirements of ORS 93.030)

F26

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 26 day of September, 2008.

Eva M. Morris by Tina Urback w/ POA
Eva M. Morris

STATE OF Oregon)

County of Washington)

This instrument was acknowledged before me on this 26th day of September, 2008
by **Tina Urback as Power of Attorney for Eva M. Morris.**



Mila Dyakov
Notary Public for Oregon
My commission expires:

NOV. 21, 2010