

MT81432-MS

THIS SPACE R

2008-014154
Klamath County, Oregon



10/15/2008 03:34:13 PM Fee: \$21.00

After recording return to:
Timothy C. Brennan
6120 Harlan Drive
Klamath Falls, OR 97603

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

Same as above

Escrow No. MT81432-MS
Title No. 0081432
SWD

STATUTORY WARRANTY DEED

Timothy C. Brennan, a married man Grantor(s) hereby convey and warrant to Timothy C. Brennan and Eriko T. Brennan, husband and wife, 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 16 in Block 3 of Tract No. 1079, Sixth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements, restrictions, covenants, agreements and mineral exceptions, if any, of record.

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:

The true and actual consideration for this conveyance is \$0.00.

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 25th day of Jan, 2008

Timothy C. Brennan

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan 25th, 2008 by Timothy C. Brennan, a married man.



(Notary Public)
My commission expires 11/7/09

2/11/08