

UTC 84156

THIS SPACE RESER

2009-000632

Klamath County, Oregon



01/20/2009 11:30:00 AM

Fee: \$21.00

After recording return to:
Travis J. Craig
90531 Diamond Ridge Loop
Eugene, OR 97408

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

Travis J. Craig
90531 Diamond Ridge Loop
Eugene, OR 97408

Escrow No. OM111924DB
Title No. 111924
SWD

STATUTORY WARRANTY DEED

Sally J. Murray, Grantor(s) hereby convey and warrant to Travis J. Craig, as to an undivided 50% interest and Michael B. Carlsen, as to an undivided 50% interest 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 5, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 892133 Code 051 2407-007D0-10200-00

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:

House trailers, mobile homes and manufactured homes are strictly prohibited throughout the properties. All homes are to be built as per the standards provided in the Covenants, Conditions, and Restrictions of each property's respective Homeowners Association.

The true and actual consideration for this conveyance is \$77,000.00.

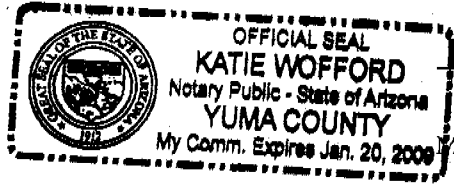
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Dated this 14 day of January, 2009

Sally J. Murray

State of Oregon AZ
County of Klamath Yuma

This instrument was acknowledged before me on January 14, 2009 by Sally J. Murray.



Katie Wofford
(Notary Public for Oregon)
Arizona
My commission expires 1-20-2009

Grant