

2009-000876

Klamath County, Oregon



00059240200900008760020027

01/26/2009 03:21:14 PM

Fee: \$26.00



After recording return to:
C&C Land Improvements, LLC
119 Shire Land
Grants Pass, OR 97526

Until a change is requested all tax statements
shall be sent to the following address:
C&C Land Improvements, LLC
119 Shire Land
Grants Pass, OR 97526

File No.: 7021-1340868 (ALF)
Date: January 20, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Michael A Figueroa and Kay L Figueroa as tenants by the entirety, Grantor, conveys and warrants to **C&C Land Improvements, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 29, BLOCK 43 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. 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 **\$11,000.00**. (Here comply with requirements of ORS 93.030)

FLW

APN: R471830

Statutory Warranty Deed
- continued

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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 23 day of January, 2009.

Michael A Figueroa
Michael A Figueroa

Kay L Figueroa
Kay L Figueroa

STATE OF California)
County of Sutter)ss.

This instrument was acknowledged before me on this 23 day of January, 2009
by **Michael A Figueroa and Kay L Figueroa.**

Teresa Correll
Notary Public for Tri Counties Bank
My commission expires: 12-2-12

