

2009-002865

Klamath County, Oregon



After recording return to:
Javco Mortgage, Inc.
6314 19th Street W Suite #16
Fircrest, WA 98466

Until a change is requested all tax statements
shall be sent to the following address:
Javco Mortgage, Inc.
6314 19th Street W Suite #16
Fircrest, WA 98466

File No.: 7021-1352002 (ALF)
Date: February 09, 2009

THIS SPAC



02/24/2009 03:01:41 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Ed Oueilhe and Deborah Lyn Oueilhe, husband and wife, Grantor, conveys and warrants to **Javco Mortgage, Inc.**, 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:

Legal description is attached as Exhibit "A"

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 **\$87,500.00**. (Here comply with requirements of ORS 93.030)

F31-

APN:

Statutory Warranty Deed
- continued

File No.: 7021-1352002 (ALF)
Date: 02/09/2009

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 _____ day of _____, 20__

Ed Oueilhe

Deborah Lyn Oueilhe

STATE OF ~~Oregon~~ CALIFORNIA)ss.

County of ~~Klamath~~ SAN BERNARDINO

This instrument was acknowledged before me on this 20th day of FEBRUARY, 20 09
by **Ed Oueilhe and Deborah Lyn Oueilhe.**

Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 3/12/2012

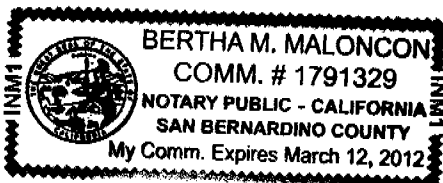


EXHIBIT A

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

THE SOUTH 90 FEET OF LOT 7 AND THE WEST 10 FEET OF THE SOUTH 90 FEET OF LOT 8, BLOCK 2, CHEMULT, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY INURED THERETO, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON. TOGETHER WITH AND EASEMENT FOR WATER LINE PURPOSES, DATED AUGUST 16, 1968, RECORDED AUGUST 26, 1968 IN VOLUME M68 PAGE 7738, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND DATED AUGUST 16, 1968, RECORDED AUGUST 30, 1968 IN VOLUME M68 PAGE 7910, DEED RECORDS OF KLAMATH COUNTY, OREGON.