

2009-004320

Klamath County, Oregon



00063235200900043200020021



THIS SPACE

03/26/2009 11:49:34 AM

Fee: \$26.00

After recording return to:
Chris Brandt and Emily Brandt
240 Rogers Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Chris Brandt and Emily Brandt
240 Rogers Street
Klamath Falls, OR 97601

File No.: 7021-1358279 (ALF)
Date: March 10, 2009

STATUTORY WARRANTY DEED

Audrey Lynn Skinner, Grantor, conveys and warrants to **Chris Brandt and Emily Brandt, husband and wife**, 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:

BEGINNING AT A POINT IN THE WEST LINE OF ROGERS STREET (FORMERLY PAUL STREET) 120 FEET SOUTHERLY FROM THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND RUNNING THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ROGERS STREET, 60 FEET; THENCE WESTERLY AT RIGHT ANGLES TO FIRST COURSE 100 FEET; THENCE NORTHERLY PARALLEL WITH FIRST COURSE 60 FEET; THENCE EASTERLY 100 FEET TO THE POINT OF BEGINNING, SITUATE IN LOT 2 OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING THAT PARCEL OF LAND FORMERLY DESIGNATED AS LOT 7 OF BLOCK 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$137,000.00**. (Here comply with requirements of ORS 93.030)

FLV

APN: R630918

Statutory Warranty Deed
- continued

File No.: 7021-1358279 (ALF)
Date: 03/10/2009

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 20 day of March, 2009.

Audrey Lynn Skinner

Audrey Lynn Skinner

STATE OF Oregon

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County of Klamath

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This instrument was acknowledged before me on this 20th day of March, 2009
by **Audrey Lynn Skinner**.

Lori A. Billings

Notary Public for Oregon

My commission expires: 1/20/10

