

2009-005415

Klamath County, Oregon



00064501200900054150010016

04/20/2009 09:32:52 AM

Fee: \$21.00

After Recording Return to:

CLARENCE THOMPSON II

10918 NE Knott St.

Portland, OR 97220

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE 66653

WARRANTY DEED

(INDIVIDUAL)

BRC FUNDING CORPORATION, herein called grantor, convey(s) to **CLARENCE THOMPSON II**, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

Lot 2, Block 20, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE:008 MAP: 3510-013BO TL: 01100 KEY: 257215

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$5,000.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated April 8, 2009.

BRC FUNDING CORPORATION

BY: COLLEEN P. BREWER, PRESIDENT

STATE OF UTAH, County of Utah ss.

On 10th of April, 2009 personally appeared the above named **COLLEEN P. BREWER** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66653PS

Before me:
Notary Public for Utah
My commission expires: July 30, 2012

Official Seal

