

2009-006168

Klamath County, Oregon



00065381200900061680020029

THIS SPACE RE

05/05/2009 11:13:05 AM

Fee: \$26.00



After recording return to:
James Felker
PO Box 1246
Happner, OR 97836

Until a change is requested all tax statements
shall be sent to the following address:
James Felker
PO Box 1246
Happner, OR 97836

File No.: 7021-1371704 (ALF)
Date: March 13, 2009

STATUTORY WARRANTY DEED

Joseph P. Cruz, Grantor, conveys and warrants to **James Felker**, 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:

Parcel 1:

The N1/2 of the NW1/4 of the NW1/4 in Section 28, Township 34 South, Range 8 East of the Willamette Meridian, lying North of Sprague River Highway and West of the Sprague River, in the County of Klamath, State of Oregon, EXCEPTING the Westerly 20 feet.

Parcel 2:

Lots 2, 3, and 4 in Block 36, CRESCENT, 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 **\$25,000.00**. (Here comply with requirements of ORS 93.030)

FLU

APN: R210131

Statutory Warranty Deed
- continued

File No.: 7021-1371704 (ALF)
Date: 03/13/2009

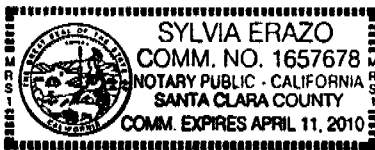
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 30 day of MARCH, 2009.

Joseph P. Cruz Joseph P. Cruz
Joseph P. Cruz

STATE OF CALIFORNIA)
County of Santa Clara) ss.

This instrument was acknowledged before me on this 27 day of April, 2009
by **Joseph P. Cruz.**



Sylvia Erazo
Notary Public for Santa Clara County
My commission expires: