2009-007169 Klamath County, Oregon

AMERICA MERICA MARIENTA MARIEN

After recording return to: Robert S. Pierce P. O. Box 1341 Gold Beach, OR 97444

Until a change is requested all tax statements shall be sent to the following address:

Robert S. Pierce

P. O. Box 1341

Gold Beach, OR 97444

File No.: 7021-1412368 (DMC)

Date: May 19, 2009

.05/22/2009 11:12:07 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

THIS SPACE

Bruce A. Hurst, Grantor, conveys and warrants to **Robert S. Pierce**, 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 14, BLOCK 31, OREGON PINES, 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 \$5,900.00. (Here comply with requirements of ORS 93.030)

APN: R281448

continued

Statutory Warranty Deed File No.: 7021-1412368 (DMC) Date: 05/19/2009

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INOUIRE 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 ACOUIRING 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	may	, 20 <u>09</u> .		
Bruce A. Hurst	105	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
STATE OF))ss.			
County of)			
This instrument was acknowly by Bruce A. Hurst.	owledged before	me on this day of		, 20
		Alease see attoched	L 2009 CA	Ahnamkolgement!
		Notary Public for My commission expires:		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California County of	There insert Name and Life of the Office.		
COMM. #1763333 NOTARY PUBLIC - CALIFORNIA NAPA COUNTY My Comm. Expires Aug. 24, 2011	who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.		
	WITNESS my hand and official seal.		
Place Notary Seal Above	Signature Signature of Notary Public		
= 1 - 1	ONAL ————————————————————————————————————		
Though the information below is not required by law, it r and could prevent fraudulent removal and rea	may prove valuable to persons relying on the document attachment of this form to another document.		
Description of Attached Document			
Title or Type of Document: Statutory	Narrouty Deed		
Document Date: Many 20th, 7009	Number of Pages: 2		
Signer(s) Other Than Named Above:			
olgrici(s) Other main Named Above.			
Capacity(ies) Claimed by Signer(s)			
Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Top of thumb here Guardian or Conservator Other: Signer Is Representing: Signer Is Representing:	Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:		
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