

2009-007666

Klamath County, Oregon



00067087200900076660020024

06/02/2009 03:20:50 PM

Fee: \$26.00



After recording return to:
John W. Brown
315 Madison
Merrill, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:
John W. Brown
315 Madison
Merrill, OR 97633

File No.: 7021-1415505 (DMC)
Date: May 20, 2009

STATUTORY WARRANTY DEED

Kenneth M. Purdy and Autumn R. Purdy, as tenants by the entirety, Grantor, conveys and warrants to **John W. Brown**, 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 6 in Block 15, CITY OF MERRILL, 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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R120522

Statutory Warranty Deed
- continued

File No.: 7021-1415505 (DMC)
Date: 05/20/2009

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 29th day of May, 2009.

Kenneth Purdy
Kenneth Purdy

Autumn R. Purdy
Autumn R. Purdy

STATE OF Texas)
County of Bell)ss.
)

This instrument was acknowledged before me on this 29th day of May, 2009
by **Kenneth Purdy and Autumn R. Purdy.**

Notary Public for
My commission expires:

