

MT 85152-KR

2009-008547

Klamath County, Oregon



THIS SPACE



00068173200900085470020028

06/19/2009 03:42:52 PM

Fee: \$26.00

After recording return to:

Justin D. Wright

3711 Birddog Drive

Klamath Falls, OR 97603

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

Justin D. Wright

3711 Birddog Drive

Klamath Falls, OR 97603

Escrow No. MT85152-KR

Title No. 0085152

SWD-EM

### STATUTORY WARRANTY DEED

**Westbrook Homes NW Inc., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Justin D. Wright and Katrina R. Wright, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 54 in Tract 1473 – PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$260,000.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

26Amt

Dated this 18 day of June, 2009

Westbrook Homes NW Inc., an Oregon Corporation

BY: [Signature]  
Richard A. Lowell, President

State of Oregon  
County of Deschutes

This instrument was acknowledged before me on June 18<sup>th</sup>, 2009 by Richard A. Lowell, as President for Westbrook Homes NW, Inc., an Oregon Corporation.

[Signature]

(Notary Public for Oregon)

My commission expires 6-19-12

