

NTC 85359-DS

THIS SPACE R

2009-009776

Klamath County, Oregon



07/17/2009 03:35:28 PM

Fee: \$21.00

After recording return to:

KAREN A. RUIZ

905 Main St., Ste. 604

Klamath Falls, OR 97601

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

KAREN A. RUIZ

605 Main St., Ste. 604

Klamath Falls, OR 97601

Escrow No. MT85359-DS

Title No. 0085359

SWD

STATUTORY WARRANTY DEED

JAMES J. OSBORNE, Grantor(s) hereby convey and warrant to KAREN A. RUIZ, 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 9 in Block 5 of BUENA VISTA ADDITION to the City of Klamath Falls, 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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$102,000.00.

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.

Dated this 8th day of July, 2009.

[Signature of James J. Osborne]
JAMES J. OSBORNE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-8, 2009 by JAMES J. OSBORNE.

[Signature of Debbie Sinnock]
(Notary Public for Oregon)

My commission expires 9-8-09



2HAMT