

MT 85270-LW

THIS SPACE RE

2009-010105

Klamath County, Oregon



07/24/2009 03:26:01 PM

Fee: \$26.00

After recording return to:

DAVID M. GRAY

4445 DOUGLAS AVE

KLAMATH FALLS, OR 97601

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

DAVID M. GRAY

4445 DOUGLAS AVE

KLAMATH FALLS, OR 97601

Escrow No. MT85270-LW

Title No. 0085270

SWD

STATUTORY WARRANTY DEED

REBECCA L. TRENNEY, Grantor(s) hereby convey and warrant to **DAVID M. GRAY**, 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:

Lots 1 and 2 in Block 7 of STEWART ADDITION, 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 **\$99,900.00**.

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 22 day of July, 2009

REBECCA L. TRENNEY

State of Oregon

County of 1

This instrument was acknowledged before me on See Attached, 2009 by REBECCA L. TRENNEY.

(Notary Public for

My commission expires _____

26amt

STATE OF CALIFORNIA

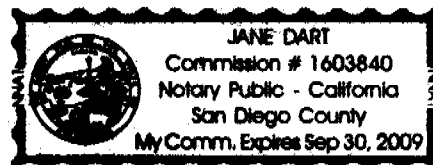
COUNTY OF SAN DIEGO

On July 22, 2009 before me Jane Dart, a notary public, personally appeared Rebecca L. Trenney 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.

Jane Dart



DESCRIPTION OF ATTACHED DOCUMENT: Statutory Warranty Deed