

2009-010163

Klamath County, Oregon



00070116200900101630020026

07/27/2009 03:35:24 PM

Fee: \$26.00



THIS SPACE

After recording return to:  
Magdalena P. Lucas and Stephen A.  
Lucas  
1915 Carlson Drive  
Klamath Falls, OR 97603

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

Magdalena P. Lucas and Stephen A.  
Lucas  
1915 Carlson Drive  
Klamath Falls, OR 97603

File No.: 7021-1433483 (ALF)

Date: June 22, 2009

### STATUTORY WARRANTY DEED

**Margaret Brand**, Grantor, conveys and warrants to **Magdalena P. Lucas and Stephen A. Lucas, wife and husband**, 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 4 OF BLOCK 2, MOYINA MANOR, 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 **\$180,000.00**. (Here comply with requirements of ORS 93.030)

F 26

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.

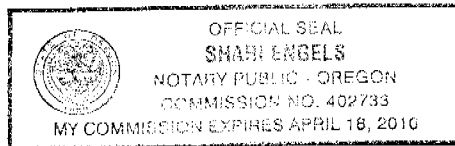
Dated this 22nd day of July, 2009

Margaret Brand by Karen Gibson POA  
Margaret Brand

STATE OF OREGON, County of Douglas ss.

On 7/22/09 before me personally appeared Karen Gibson whose identity was established to my satisfaction, and who said that he/she is the attorney-in-fact for Margaret Brand and that he/she executed the foregoing instrument on behalf of that person, acknowledging the instrument to be the voluntary act and deed of that person.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Shari Engels  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.