

2009-010380

Klamath County, Oregon



00070367200900103800020022

07/31/2009 11:41:52 AM

Fee: \$26.00



After recording return to:
Patrick Wayne Carr
990 Sonoma Avenue
Sacramento, CA 95815

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

Patrick Wayne Carr
990 Sonoma Avenue
Sacramento, CA 95815

File No.: 7021-1446262 (DMC)
Date: July 24, 2009

THIS SPACE RESERVED FOR RECORDS

STATUTORY WARRANTY DEED

Robert Lander, Grantor, conveys and warrants to **Patrick Wayne Carr**, 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 33, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF 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 **\$35,000.00**. (Here comply with requirements of ORS 93.030)

FW-

APN: R482016

Statutory Warranty Deed
- continued

File No.: 7021-1446262 (DMC)
Date: 07/24/2009

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.

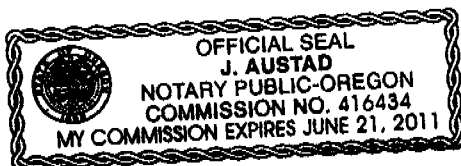
Dated this 29th day of July, 2009.

Robert Lander

Robert Lander

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 29th day of July, 2009
by **Robert Lander**.



J. AUSTAD
Notary Public for Oregon
My commission expires: 6.21.2011