

MT 85779-LW

THIS SPACE RES

2009-010475

Klamath County, Oregon



08/03/2009 03:39:35 PM

Fee: \$26.00

After recording return to:

MONTY D. ROBINSON

11919 FINLEY CT

KLAMATH FALLS, OR 97603

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

MONTY D. ROBINSON

11919 FINLEY CT

KLAMATH FALLS, OR 97603

Escrow No. MT85779-LW

Title No. 0085779

SWD

STATUTORY WARRANTY DEED

/A./
**MICHELLE/ HOWARD INDIVIDUALLY AND AS TRUSTEE OF THE/ MARVIN HOWARD AND
MICHELLE/ HOWARD FAMILY TRUST**, Grantor(s) hereby convey and warrant to **MONTY D.
ROBINSON**, 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 34, Block 49, 4TH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the
County Clerk, 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 **\$5,000.00**.

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.

26 Amt

Dated this 31st day of July, 2009

~~MARVIN HOWARD~~ *ml*

Michelle A. Howard
MICHELLE A. HOWARD

~~MARVIN HOWARD~~ *ml* TRUSTEE

Michelle A. Howard TRUSTEE
MICHELLE A. HOWARD

STATE OF CALIFORNIA

SS.

COUNTY OF

On _____, 2009 before me, _____ personally appeared ~~MARVIN HOWARD AND MICHELLE HOWARD~~ *ml* INDIVIDUALLY AND AS TRUSTEE OF THE HOWARD AND MICHELLE HOWARD FAMILY TRUST personally known to me (or 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 authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Please see below.

State of California, County of San Luis Obispo

On 7-31-09 before me, S. Morgan, Notary, personally appeared Michelle A. Howard, 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.

S. Morgan

