

2009-010709

Klamath County, Oregon



00070766200900107090020029

08/10/2009 10:36:17 AM

Fee: \$26.00



THIS SPACE

After recording return to:  
Matthew Brawn and Shirley A. Brawn  
5101 Glenwood  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Matthew Brawn and Shirley A. Brawn  
5101 Glenwood  
Klamath Falls, OR 97603

File No.: 7021-1440050 (DMC)  
Date: July 14, 2009

### STATUTORY WARRANTY DEED

**Dan Martin Construction, Inc.**, Grantor, conveys and warrants to **Matthew Brawn and Shirley A. Brawn as tenants by the entirety**, 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 32, TRACT 1445, REGENCY ESTATES-PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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.

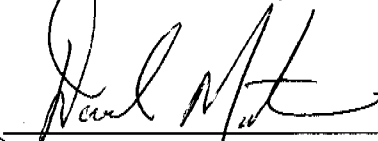
The true consideration for this conveyance is **\$235,000.00**. (Here comply with requirements of ORS 93.030)

Feb

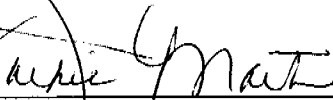
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 3 day of August, 2009.

Dan Martin Construction, Inc.



By: Daniel Martin, President



By: Jackie Martin, Secretary

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 3 day of August, 2009  
by **Dan Martin Construction, Inc.**



Notary Public for Oregon

My commission expires: 11-7-09