

2009-012231

Klamath County, Oregon



00072601200900122310020027



After recording return to:
Steve Hunt

Until a change is requested all tax statements
shall be sent to the following address:
Steve Hunt
Same As Above

File No.: 7021-1466255 (ALF)

Date: September 04, 2009

THIS SPACE

09/14/2009 03:26:07 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Vanderbilt Mortgage and Finance, Inc., Grantor, conveys and warrants to **Steve Hunt**, 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:

**LOTS 26 AND 27 BLOCK 3 INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS,
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.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$22,000.00**. (Here comply with requirements of ORS 93.030)

F 26

Property Address: 1928 Applegate Ave., Klamath Fall, OR 97601

APN: R612117

Statutory Warranty Deed
continued

File No.: 7021-1466255 (ALF)
Date: 09/04/2009

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 11th day of September, 2009.

Vanderbilt Mortgage and Finance, Inc.

By: Robert Morris
Loss Mitigation Manager

STATE OF Oregon ~~Tennessee~~)
County of Klamath ~~Klamath~~) ss. Blount

This instrument was acknowledged before me on this 11th day of September, 2009 by Robert Morris as Loss Mitigation Manager of Vanderbilt Mortgage and Finance, Inc., on behalf of the .

[Signature]
Notary Public for ~~Oregon~~ Tennessee
My commission expires: 9/25/10

Property Address: 1928 Applegate Ave., Klamath Falls, OR 97601