

2009-012308

Klamath County, Oregon



00072688200900123080040043

09/15/2009 02:31:00 PM

Fee: \$36.00



After recording return to:
Keith Michael Thompson
PO Box 661496
Arcadia, CA 91066

Until a change is requested all tax statements
shall be sent to the following address:
Keith Michael Thompson
PO Box 661496
Arcadia, CA 91066

File No.: 7021-1460597 (ALF)
Date: September 01, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Guillermo Armenta, a single man, Grantor, conveys and warrants to **Keith Michael Thompson and David Robert Thompson and Elizabeth Jane Thompson, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$3,500.00**. (Here comply with requirements of ORS 93.030)

F34-

APN: R179773

Statutory Warranty Deed
- continued

File No.: 7021-1460597 (ALF)
Date: 09/01/2009

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 10 day of Sept., 2009.


Guillermo Armenta

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Guillermo Armenta**.

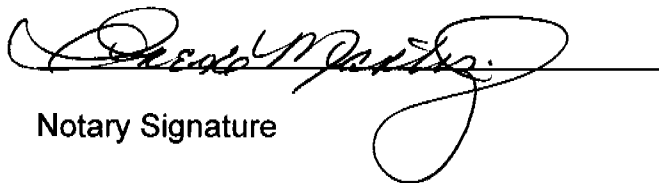
Notary Public for Oregon
My commission expires:

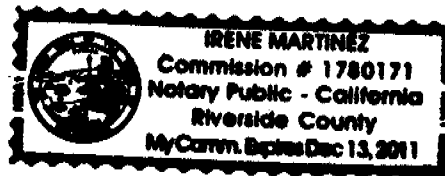
STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 10, 2009, before me, Irene Martinez, a Notary Public, personally appeared Guillermo Armenta 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.


Notary Signature



APN: R179773

Statutory Warranty Deed
- continued

File No.: 7021-1460597 (ALF)
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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THAT PORTION OF LOT 1, BLOCK 10, SITUATED NORTH AND SOUTH 89° 07' 39" EAST OF A POINT ON THE SOUTH LINE OF SAID LOT 1 THAT IS SOUTH 89° 07' 39" EAST 1428.8 FEET FROM THE SOUTHWEST CORNER THEREOF, OF LOT 1, BLOCK 10, ALSO KNOWN AS LOT 1D, BLOCK 10, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, AS RECORDED IN KLAMATH COUNTY OREGON.