

2009-012633

Klamath County, Oregon



00073080200900126330020022

09/24/2009 02:38:18 PM

Fee: \$26.00

After Recording Return to:

MARIO D. BRITTON

PO Box 25863

Burridge, Guam 96921

Until a change is requested all tax statements

Shall be sent to the following address:

MARIO D. BRITTON

PO Box 25863

Burridge, Guam 96921

ATE 67054

### WARRANTY DEED

(INDIVIDUAL)

TERESITA C. SELVIDIO, herein called grantor, convey(s) to MARIO D. BRITTON, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$10,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated August 20, 2009.

TERESITA C. SELVIDIO

STATE OF WASHINGTON, County of THURSTON ) ss.

On 24TH OF AUGUST, 2009 personally appeared the above named TERESITA C. SELVIDIO and acknowledged the foregoing instrument to be [\* his/her/their] voluntary act and deed.

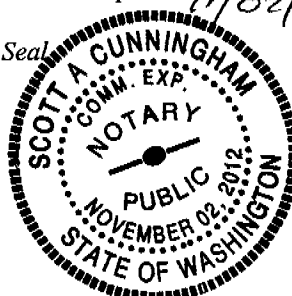
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67054PS

Before me:   
Notary Public for Washington  
My commission expires: 11/02/2012

Official Seal



ATE 67054

*Exhibit A*

A portion of Lot 3, Block 17, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said lot 3, said point being South 1100 feet from the Northeast corner of said Lot 3; thence West to a point South 1100 feet and West 415 feet from the Northeast corner of lot 3; thence running South parallel to and 415 feet west of the East line of said Lot 3 to the Southerly line of said Lot 3; thence Easterly along the South line of said Lot 3 to the Southeast corner thereof; thence North along the East line of said Lot 3 to the point of beginning..

CODE: 008 MAP: 3313-02700 TL: 00100 KEY: 178328