

2009-012638

Klamath County, Oregon



THIS SPACE



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09/24/2009 02:45:54 PM

Fee: \$26.00

After recording return to:
Lisa Branning and Robert Branning
2034 Oregon Avenue
Klamath Falls, OR

Until a change is requested all tax statements
shall be sent to the following address:
Lisa Branning and Robert Branning
2034 Oregon Avenue
Klamath Falls, OR

File No.: 7021-1469683 (ALF)
Date: September 14, 2009

STATUTORY WARRANTY DEED

Howard Sampson and Judy Sampson, as tenants by the entirety, Grantor, conveys and warrants to **Lisa Branning and Robert Branning, wife and husband**, 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 12, BLOCK 71, BUENA VISTA 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 **\$37,500.00**. (Here comply with requirements of ORS 93.030)

F26

9/16/2009 1:52:55 PM PAGE 16/027 Fax Server

APN: R212433

Statutory Warranty Deed
- continuedFile No.: 7021-1469683 (ALF)
Date: 09/14/2009

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 17 day of September, 2009.
Howard Sampson
Judy SampsonSTATE OF NEVADA)
County of NYE)ss.This instrument was acknowledged before me on this 17 day of September, 2009
by **Howard Sampson and Judy Sampson.**Notary Public for Judy, 31, 2010
My commission expires