

NTC 80202-LW

THIS SPACE

2009-013774

Klamath County, Oregon



10/23/2009 11:26:48 AM

Fee: \$37.00

After recording return to:

LUCILLE MAIURI

3242 HIYARD AVE.

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

LUCILLE MAIURI

3242 HIYARD AVE.

KLAMATH FALLS, OR 97603

Escrow No. MT86262-LW

Title No. 0086262

SWD

STATUTORY WARRANTY DEED

VIVIAN LORENE BURDEN, Grantor(s) hereby convey and warrant to LUCILLE MAIURI, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

The East one-half of the East 150 feet of Lot 20 in Block 1 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the Northerly 10 feet conveyed to Klamath County by deed recorded May 19, 1961 in Deed Volume 329, page 561, Deed Records of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$7,000.00.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 9 day of Oct. 09

Vivian Lorene Burden

VIVIAN LORENE BURDEN

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 9 2009 by VIVIAN LORENE BURDEN.

Lisa Weatherby (Notary Public for Oregon)



My commission expires 11/20/2011

37AMT