

UTC 86433-MS

THIS SPAC

2009-015053

Klamath County, Oregon



After recording return to:

Todd Dooyan Yee

115 S. Laguna

Klamath Falls, OR 97601

11/24/2009 11:12:46 AM

Fee: \$37.00

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

Todd Dooyan Yee

115 S. Laguna

Klamath Falls, OR 97601

Escrow No. MT86433-MS

Title No. 0086433

SWD

STATUTORY WARRANTY DEED

Chloe Eileen Hopkins, Grantor(s) hereby convey and warrant to **Todd Dooyan Yee**, 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:

Lot 21, Block 6, TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk, 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:

The true and actual consideration for this conveyance is **\$55,000.00**.

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 23rd day of NOV, 2009

Chloe Eileen Hopkins
Chloe Eileen Hopkins

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11/23, 2009 by Chloe Eileen Hopkins.



MA Stuart
(Notary Public for Oregon)

My commission expires

12/20/10

37amt