

2009-015084

Klamath County, Oregon



THIS SPACE



11/25/2009 11:12:18 AM

Fee: \$42.00

After recording return to:
Bill Nash

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

File No.: 7021-1494947 (ALF)
Date: November 04, 2009

STATUTORY WARRANTY DEED

Wilda Hamblin, Grantor, conveys and warrants to **Bill Nash**, 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 10 IN BLOCK 302 OF DARROW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON,
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.

The true consideration for this conveyance is **\$51,700.00**. (Here comply with requirements of ORS 93.030)

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APN: R615506

Statutory Warranty Deed
- continued

File No.: 7021-1494947 (ALF)
Date: 11/04/2009

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 25 day of November, 20 09

Connie Hall

Wilda Hamblin by Connie Hall as Attorney In
Fact

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 25 day of November, 20 09
by **Wilda Hamblin**.

Adrien Fleeck

Notary Public for Oregon

My commission expires:

12-3-10

