

MT 85541-MS



THIS SPACE

2009-016242
Klamath County, Oregon



12/29/2009 03:22:02 PM

Fee: \$42.00

After recording return to:

Dean Murphy

555 North Van Ness Avenue

Fresno, CA 93728

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

Dean Murphy

555 North Van Ness Avenue

Fresno, CA 93728

Escrow No. MT85541-MS

Title No. 0085541

SWD-EM

STATUTORY WARRANTY DEED

Mark E. Atkins, Grantor(s) hereby convey and warrant to **Dean Murphy**, 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:

Tract 78 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk 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:

The true and actual consideration for this conveyance is **\$62,000.00**.

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.

42pm

Dated this 21 day of Dec, 2009

Mark E. Atkins
Mark E. Atkins

By Mary G. Atkins
Mary G. Atkins, his attorney in fact

State of NEVADA

County of Mineral

This instrument was acknowledged before me on 12/21/09, 2009 by Mary G. Atkins, as attorney in fact for Mark E. Atkins.

Tammy Hamrey
(Notary Public)

My commission expires 9/10/11

