

WT 80789

THIS SPACE

2010-000865

Klamath County, Oregon



01/22/2010 03:23:24 PM

Fee: \$37.00

After recording return to:

Patricia C. Giamanco

12762 Larchwood Drive

La Pine, OR 97739

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

Patricia C. Giamanco

12762 Larchwood Drive

La Pine, OR 97739

Escrow No. SR120691TI

Title No. 0086789

SWD

STATUTORY WARRANTY DEED

Allan A. Harris, Grantor(s) hereby convey and warrant to Patricia C. Giamanco, 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 135 in Block 1 of TRACT 1060, SUNFOREST ESTATES, according to the official plat thereof on File in the office of the County, Clerk, Klamath County, Oregon

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036D0-06700-000

142731 211

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 **\$133,400.00**.

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 20th day of January, 2010

Allan A. Harris

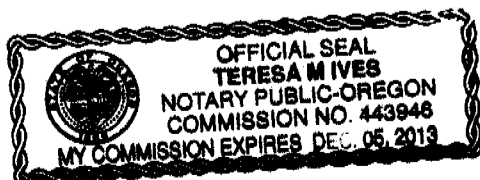
State of Oregon

County of Deschutes

This instrument was acknowledged before me on January 2, 2010 by Allan A. Harris.

(Notary Public for Oregon)

My commission expires 12/5/13



37amt