

After recording return to: Joe W. Hunt and Jeanie E. Hunt 10248 McGuire Avenue Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Joe W. Hunt and Jeanie E. Hunt
10248 McGuire Avenue
Klamath Falls, OR 97603

File No.: 7021-1516451 (DMC) Date: January 08, 2010

00078893201000012880020021	
01/28/2010 03:02:25 PM	Fee: \$42.00

## STATUTORY WARRANTY DEED

THIS SPAC

**Stacy Cortes-Lawrence**, Grantor, conveys and warrants to **Joe W. Hunt and Jeanie E. Hunt as tenants by the entirety**, 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:

UNIT 10248 (MCGUIRE AVENUE), TRACT 1365, FALCON HEIGHTS CONDOMINIUMS STAGE 2, 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 \$115,000.00. (Here comply with requirements of ORS 93.030)



APN: R885928

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Statutory Warranty Deed - continued File No.: **7021-1516451 (DMC)**Date: **01/08/2010** 

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 day of <u>January</u> , 2010.
Stacy Cortes-Lawrence Courter
STATE OF Oregon Worth (arclina)ss.
County of -Klamath Wayne )
This instrument was acknowledged before me on this 22 day of 5 and 29, 2010 by <b>Stacy Cortes-Lawrence</b> .
Deborah Bovankovich  Notary Public Notary Public for Oregon Worth Carolina  Wayne County, NC My commission expires: OCT 2 5 2014  My Commission Expires Oct. 25, 2014