

NOT 80988-SH



2010-001291
Klamath County, Oregon

THIS SPA(



01/28/2010 03:22:56 PM

Fee: \$42.00

After recording return to:

DON BROWN

306 Gazley Rd.

Myrtle Creek, OR 97457

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

DON BROWN

306 Gazley Rd.

Myrtle Creek, OR 97457

Escrow No. MT86988-SH

Title No. 0086988

SWD-EM

STATUTORY WARRANTY DEED

RON ROGERS and SUSAN ROGERS, as tenants by the entirety, Grantor(s) hereby convey and warrant to DON BROWN and LYNETTE BROWN*, 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:

Lots 31 and 32 in Block 4 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

*as tenants by the entirety

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 \$25,000.00.

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.

42Dmt

Dated this 26 day of January, 2010

Ron Rogers
RON ROGERS

Susan Rogers
SUSAN ROGERS

State of Oregon

County of ~~KLAMATH~~

Washington

This instrument was acknowledged before me on January 26th, 2010 by RON ROGERS and SUSAN ROGERS.

Angela Walton
(Notary Public for Oregon)

My commission expires 4-2-2011

