

UTC 86986-DS

THIS SPACE

2010-002209

Klamath County, Oregon



00079927201000022090020024

02/11/2010 11:17:38 AM

Fee: \$42.00

After recording return to:

LONDON MILLET

P. O. BOX 1113

KLAMATH FALLS, OR 97601

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

LONDON MILLET

P.O. BOX 1113

KLAMATH FALLS, OR 97601

Escrow No. MT86986-DS

Title No. 0086986

SWD

### STATUTORY WARRANTY DEED

**JAMES PERREAULT and LISA PERREAULT**,\* Grantor(s) hereby convey and warrant to **LONDON MILLET**, 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:

\*as Tenants by the entirety

Lot 457 in Block 121 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract in the Southeast corner of said Lot 457, which measures 20 feet x 30 feet and which is described in Deeds recorded in Volume 394, page 275, Deed Records of Klamath County, Oregon and in Volume M75, page 11887, Microfilm Records of Klamath County, Oregon, as follows:

Beginning at the Southeast corner of said Lot 457; thence North along the East line of said Lot, 20 feet; thence West at right angles, 30 feet; thence South parallel with the East line of said Lot, 20 feet to the North line of alley; thence East 30 feet to the point of beginning.

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:

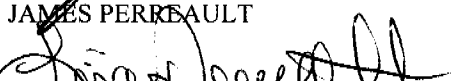
The true and actual consideration for this conveyance is **\$65,000.00**.

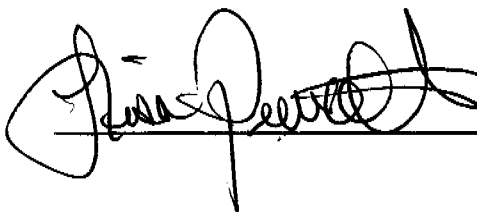
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

42amt

Dated this 7 day of February, 2010.

  
JAMES PERREAULT

  
LISA PERREAULT



State of Oregon  
County of Josephine

This instrument was acknowledged before me on February 7, 2010 by JAMES PERREAULT and LISA PERREAULT.

  
(Notary Public for Oregon)

My commission expires 4-25-2012.

