

WTC 87114-MS



THIS SPACE

2010-002377

Klamath County, Oregon



00080130201000023770020020

02/17/2010 03:12:52 PM

Fee: \$42.00

After recording return to:

Nicholas B. Fey

PSC 1 Box 3109

APO, AE 09009

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

Nicholas B. Fey

PSC 1 Box 3109

APO, AE 09009

Escrow No. MT87114-MS

Title No. 0087114

SWD-EM r.012910

STATUTORY WARRANTY DEED

Lois C. Churchill, Grantor(s) hereby convey and warrant to **Nicholas B. Fey**, 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 5 in Block 29, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT 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 **\$10,000.00**.

4/2pmt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this Feb day of 16, 2010.

Lois C. Churchill
Lois C. Churchill

State of Connecticut ss Glastonbury
County of Hartford

This instrument was acknowledged before me on Feb 16, 2010 by Lois C. Churchill

[Signature]
(Notary Public)

My commission expires 11/30/2011



DAMION R. DUNN
NOTARY PUBLIC
MY COMMISSION EXPIRES NOV 30, 2011