

2010-002502

Klamath County, Oregon



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02/19/2010 02:51:42 PM

Fee: \$42.00

After Recording Return to:

CHARLES R. BROCKETT and

ELLEN H. BROCKETT

735 NW Greenwood Ave #28

Redmond Or 97756

Until a change is requested all tax statements

Shall be sent to the following address:

CHARLES R. BROCKETT and ELLEN H. BROCKETT

SAME AS ABOVE

ATE 67463

WARRANTY DEED

(INDIVIDUAL)

STEPHEN D STUART and WENDY E. STUART, tenants by the entirety, herein called grantor, convey(s) to CHARLES R. BROCKETT and ELLEN H. BROCKETT, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$45,000.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated February 12, 2010.

STEPHEN D STUART

WENDY E. STUART

STATE OF OREGON, County of Klamath) ss.

On February 16, 2010 personally appeared the above named STEPHEN D STUART and WENDY E. STUART and acknowledged the foregoing instrument to be their voluntary act and deed.

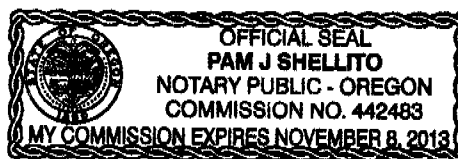
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67463MS

Before me:
Notary Public for Oregon
My commission expires: Nov 8, 2013

Official Seal



ATE 42

Exhibit A

Beginning at the NE corner of Lot 58, Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, being the corner of Stukel and Martin Streets; thence Westerly along Southerly line of Martin Street, 70 feet; thence Southerly at right angles to Martin Street, 37 feet; thence Easterly parallel with Martin Street, 70 feet; to the West line of Stukel Street; thence Northerly along Westerly line of Stukel Street, 37 feet to the place of beginning, being a portion of Lots 56, 57 and 58 in Block 18 of Industrial Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 001 MAP: 3809-033AB TL: 11500 KEY: 417800