

2010-002538

Klamath County, Oregon



00080340201000025380020023

02/22/2010 02:42:26 PM

Fee: \$42.00

After Recording Return to:

RAO M. THREADGILL

714-14 Wood Duck Dr

Bonanza OR 97623

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE 67506

WARRANTY DEED

(INDIVIDUAL)

CURTIS L. CAINS and LAURA M. CAINS, AKA CURTIS CAINS and LAURA CAINS as to parcel 1 & 3 and CURTIS CAINS as to Parcel 2 herein called grantor, convey(s) to RAO M. THREADGILL, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See Exhibit A attached 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 \$37,900.00.
(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 January 27, 2010.

Curtis L. Cains 2/20/10

CURTIS L. CAINS

Laura M. Cains 2/20/10

LAURA M. CAINS

STATE OF CALIFORNIA, County of SAN DIEGO) ss.

On FEBRUARY 20, 2010 personally appeared the above named CURTIS L. CAINS and LAURA M. CAINS 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.: 67506PS

Before me:

Karen Rochambeau

Notary Public for California

My commission expires: AUGUST 18, 2010

Official Seal



ATE 42

Exhibit A

Parcel 1:

Lot 1, Block 70, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel 2:

Lot 2, Block 70, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel 3

Lot 3, Block 70, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 114 MAP: 3811-010B0 TL: 02600 KEY: 465259

CODE: 114 MAP: 3811-010B0 TL: 02500 KEY: 465240

CODE: 036 MAP: 3811-010B0 TL: 02400 KEY: 465231