

2010-002733

Klamath County, Oregon



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03/01/2010 09:37:21 AM

Fee: \$47.00



After recording return to:
HUBERT O. "SKIP" BRECOUNT
PO Box 576
Grants Pass, Or 97528

Until a change is requested all tax statements
shall be sent to the following address:
HUBERT O. "SKIP" BRECOUNT
PO Box 576
Grants Pass, Oregon 97528

File No.: 7151-820236 (JLT)
Date: June 05, 2009

STATUTORY WARRANTY DEED

HUBERT O. "SKIP" BRECOUNT, Grantor, conveys and warrants to **HUBERT O. "SKIP" BRECOUNT AND AUDRIA I. BRECOUNT, husband and wife, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$(0.00) zero and instead is love and affection.** (Here comply with requirements of ORS 93.030)

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, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 10th day of June, 2009.

Hubert O. "Skip" Brecount

HUBERT O. "SKIP" BRECOUNT

STATE OF Oregon)
)ss.
County of Josephine)

This instrument was acknowledged before me on this 10th day of June, 2009
by **Hubert O. "Skip" Brecount**.

Jennie L. Thomas

Notary Public for Oregon

My commission expires: 7/28/12



APN: R71013

Statutory Warranty Deed
- continued

File No.: 7151-820236 (WSB)
Date: 06/05/2009

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Government Lot Number 1, Section 6, Township 38 South, Range 5 East, Willamette Meridian, Klamath County, Oregon, and all of that portion of the Southeast Quarter of the Northeast Quarter of said Section 6, located North of the Dead Indian Memorial Road right of way. The total of the above description equals 83 acres more or less.