

UTC 86449-US



THIS SPAC

2010-002835
Klamath County, Oregon



03/02/2010 03:27:36 PM

Fee: \$47.00

After recording return to:

Brian S. Gross

1610 Gary Street

Klamath Falls, OR 97603

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

Brian S. Gross

1610 Gary Street

Klamath Falls, OR 97603

Escrow No. MT86449-MS

Title No. 0086449

SWD-EM r.012910

STATUTORY WARRANTY DEED

Thomas G. Ekman and Donna L. Ekman, as tenants in common, Grantor(s) hereby convey and warrant to **Brian S. Gross and Sarah A. Gross, as tenants by the entirety, 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:

Lots 33 and 34, NEW DEAL TRACTS, 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:

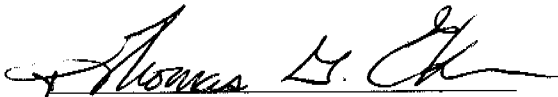
The true and actual consideration for this conveyance is **\$129,900.00**.

47 Amt

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 25th day of Feb, 2010.

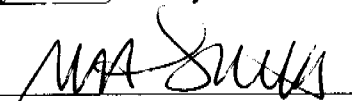
SEE ALSO ADDITIONAL SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE



Thomas G. Ekman

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/25, 2010 by Thomas G. Ekman

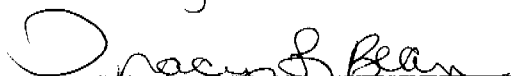



(Notary Public for Oregon)
My commission expires 12/20/10


Donna L. Ekman

State of Oregon
County of Yamhill

This instrument was acknowledged before me on February 25 2010 by Donna L. Ekman


(Notary Public for Oregon)

My commission expires 12-18-12

