

2010-003425

Klamath County, Oregon



00081401201000034250020026

03/17/2010 03:00:11 PM

Fee: \$42.00

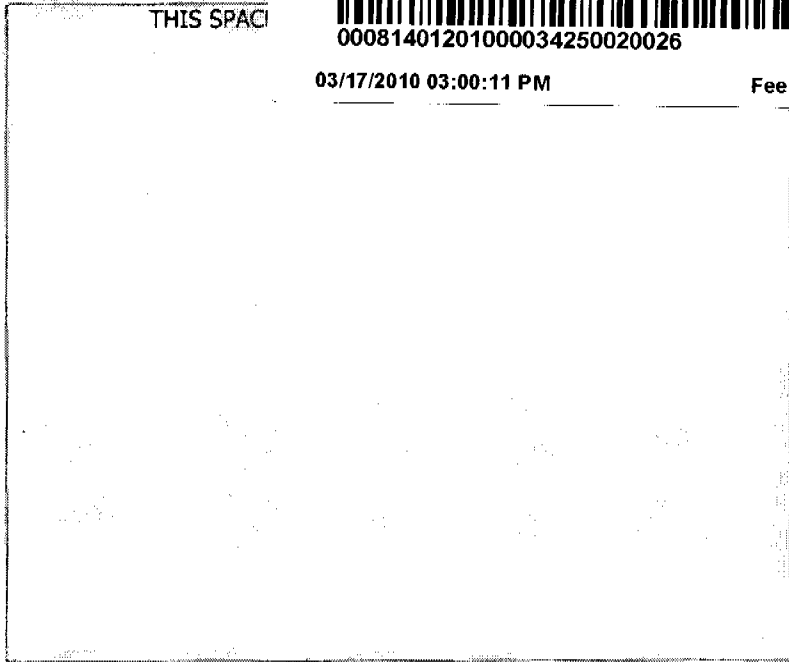


After recording return to:
Bryan C. Rogers
5151 Larch Lane
Klamath Falls, OR 97601

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

Bryan C. Rogers
5151 Larch Lane
Klamath Falls, OR 97601

File No.: 7021-1536971 (SFK)
Date: March 04, 2010



1st 1536971

STATUTORY WARRANTY DEED

Frank G. Greco, Sr., Grantor, conveys and warrants to **Bryan C. Rogers**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 17 in Tract 1416, THE WOODLANDS - PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$173,500.00**. (Here comply with requirements of ORS 93.030)

F

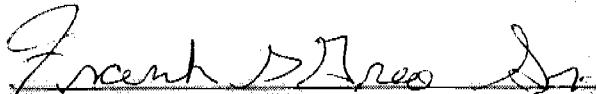
APN: R890997

Statutory Warranty Deed
- continued

File No.: 7021-1536971 (SFK)
Date: 03/04/2010

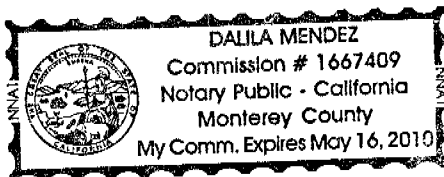
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

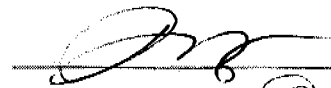
Dated this 11 day of March, 2010.


Frank G. Greco Sr.

STATE OF Oregon California)
County of Klamath Monterey) ss.

This instrument was acknowledged before me on this 11 day of March, 2010
by **Frank G. Greco, Sr.**




Notary Public for Oregon California
My commission expires: May 16, 2010