

MT 87323-SH

2010-003700

Klamath County, Oregon



THIS SPACE



00081739201000037000020025

03/25/2010 02:23:46 PM

Fee: \$42.00

After recording return to:

JERRY M. BIRT

2939 ANCHOR WAY

KLAMATH FALLS, OR 97601

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

JERRY M. BIRT

2939 ANCHOR WAY

KLAMATH FALLS, OR 97601

Escrow No. MT87323-SH

Title No. 0087323

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**RICHARD A. ESPOSITO**, Grantor(s) hereby convey and warrant to **JERRY M. BIRT** and **LAREA A. BIRT**, 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:

Unit 10072 (Westbrook Drive), Supplemental Plat Tract 1379, FALCON HEIGHTS  
CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.

\*as tenants by the entirety

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 **\$110,000.00**.

42amt

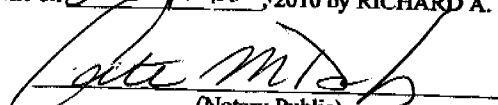
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 24 day of MARCH, 2010.

  
RICHARD A. ESPOSITO

State of North Carolina  
County of Johnston

This instrument was acknowledged before me on 24<sup>th</sup> day March 2010 by RICHARD A. ESPOSITO.

  
(Notary Public)

**CATHERINE M. DEYOUNG**

Notary Public

Johnston County, NC

My commission expires

12/14/2010