

WTC 87349-LW

THIS SPACE

2010-003790

Klamath County, Oregon



03/29/2010 11:25:32 AM

Fee: \$37.00

After recording return to:

DAVID J. FERREIRA

2820 GOLDEN GATE DR.

SAN ANDREAS, CA 95249

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

DAVID J. FERREIRA

2820 GOLDEN GATE DR.

SAN ANDREAS, CA 95249

Escrow No. MT87349-LW

Title No. 0087349

SWD r.012910

STATUTORY WARRANTY DEED

JAMES D. CRAWFORD and PHYLLIS A. CRAWFORD, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DAVID J. FERREIRA and THERESA J. FERREIRA, 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:

Lot 15 in Block 51, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LOT 15 BLK 51

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 **\$18,000.00**.

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 25 day of March 2010

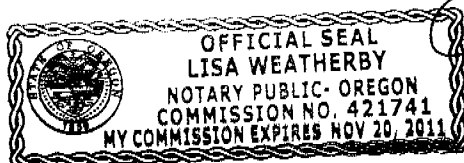
James D. Crawford
JAMES D. CRAWFORD

Phyllis A. Crawford
PHYLLIS A. CRAWFORD

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 25, 2010 by JAMES D. CRAWFORD and PHYLLIS A. CRAWFORD.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

37AMT