

WTC 86730-DS

THIS SPAC

2010-003961

Klamath County, Oregon



00082052201000039610020020

After recording return to:

MATTHEW B. BORGES

3842 Austin St.

Klamath Falls, OR 97603

04/01/2010 11:31:25 AM

Fee: \$42.00

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

MATTHEW B. BORGES

3842 Austin St.

Klamath Falls, OR 97603

Escrow No. MT86730-DS

Title No. 0086730

SWD r.012910

### STATUTORY WARRANTY DEED

**STEPHEN D. BLAND**, Grantor(s) hereby convey and warrant to **MATTHEW B. BORGES**, 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:

The East one-half of Lot 3 in Block 5, THIRD ADDITION TO ALTAMONT ACRES, 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 **\$152,000.00**.

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.

Altamt

Dated this 16<sup>th</sup> day of Feb, 2010.

Stephen D. Bland  
STEPHEN D. BLAND

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 2-16-, 2010 by STEPHEN D. BLAND.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

