

NTC 87357-MS



THIS SPACE

2010-004381  
Klamath County, Oregon



00082533201000043810020029

04/09/2010 03:17:53 PM

Fee: \$42.00

After recording return to:

Dave Ferreira

2820 Golden Gate Road

San Andreas, CA 95249-9538

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

Dave Ferreira

2820 Golden Gate Road

San Andreas, CA 95249-9538

Escrow MT87357-MS

No.

Title No. 0087357

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**Pam Wilson**, Grantor(s) hereby convey and warrant to **Dave Ferreira and Theresa 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:

That portion of the NW1/4 lying Northeasterly of Sprague River Highway of Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon..

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-3610-00300-00500-000**

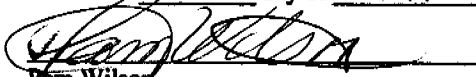
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$9,000.00**.

42pm7

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 1<sup>st</sup> day of APRIL, 2010.

  
Pam Wilson

State of COLORADO  
County of TELLER

This instrument was acknowledged before me on APRIL 1<sup>st</sup>, 2010 by Pam Wilson.

  
(Notary Public)

My Commission Expires 11/17/2012

