

NTC 87408-SH

THIS SPACE

2010-004508

Klamath County, Oregon



After recording return to:

DAVID MASTERS

P.O. BOX 544

DORRIS, CA 96023

04/13/2010 03:21:11 PM

Fee: \$37.00

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

DAVID MASTERS

P.O. BOX 544

DORRIS, CA 96023

Escrow No. MT87408-SH

Title No. 0087408

SWD r.012910

STATUTORY WARRANTY DEED

JOHN KERWIN, Grantor(s) hereby convey and warrant to DAVID MASTERS, 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:

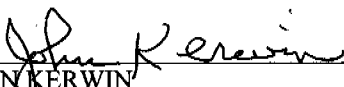
The East 19.46 feet of Lots 24 and 25, WEST PARK, a resubdivision of a portion of Buena Vista and Fairview Addition #2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 \$100,000.00.

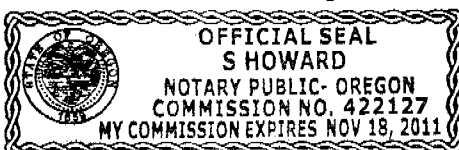
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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


JOHN KERWIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 9, 2010 by JOHN KERWIN.




(Notary Public for Oregon)

My commission expires 11-18-11

37Amf