

2010-004538

Klamath County, Oregon



THIS SPACE



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04/14/2010 02:30:12 PM

Fee: \$42.00

After recording return to:
James E. Carter, Jr. and Candice R.
Vinson
10713 Vincent Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James E. Carter, Jr. and Candice R.
Vinson
10713 Vincent Drive
Klamath Falls, OR 97603

File No.: 7021-1451312 (ALF)
Date: August 10, 2009

1st 1451312

STATUTORY WARRANTY DEED

Cathy Collins, Trustee, or her successors in Trust, under the Cathy Collins Family Trust dated August 6, 2008, and any amendments thereto, Grantor, conveys and warrants to James E. Carter, Jr. and Candice R. Vinson, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Unit 10713, Tract 1365-Falcon Heights Condominiums Stage 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$115,000.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 12 day of April, 20 10.

Cathy Collins, Trustee, or her successors in Trust, under the Cathy Collins Family Trust dated August 6, 2008, and any amendments thereto

Cathy Collins, Trustee
Cathy Collins, Trustee

STATE OF

Oregon

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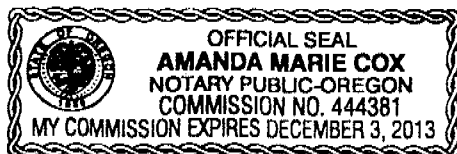
County of

Washington

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)ss.

This instrument was acknowledged before me on this 12th day of April, 20 10
by **Cathy Collins, Trustee.**



Notary Public for Oregon

My commission expires: 3 December 2013