

2010-004611

Klamath County, Oregon

After Recording Return to:  
Sean Power  
308 Sunset Ridge Drive  
League City, TX 77573



00082792201000046110020025

04/16/2010 09:21:52 AM

Fee: \$42.00

Until a change is requested, please forward all  
tax statements to:  
Sean Power  
308 Sunset Ridge Drive  
League City, TX 77573

Tax Assessor's Account No.

## **WARRANTY DEED**

(Husband and Wife to an Individual)

### **KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Jerry Ruel Power and Marsha Ann Power, Husband and Wife, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto Sean Philip Power, herinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

#### **Legal Description:**

Block 18, Lot 7 in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath, State of Oregon, as per map "R-3107-001D0-03500-000 code: 008" recorded in the office of the county recorder of said county, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain declaration of restriction recorded in the official records of Klamath County, all of which are incorporated herein by reference with the same effect as though said declaration were fully set forth herein.

Except the following encumbrances: None.

Street Address of Real Property: Scott View Drive

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 7/1/10-6/30/11 shall be paid by Grantee.

The property herein conveyed is not a part of the homestead of Grantors.

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. 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 OWNER, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

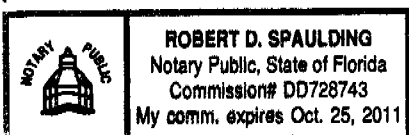
IN WITNESS WHEREOF, the Grantors have executed this deed on this the 12 day of APRIL, 2010.

Jerry Ruel Power  
(1st Grantor's Signature)  
Jerry Ruel Power  
Print Name

Marsha Ann Power  
(2nd Grantor's Signature)  
Marsha ANN Power  
Print Name

STATE OF Florida  
County of Escambia

The foregoing instrument was acknowledge before me this 12 APR 2012 (date) by Jerry Ruel Power & Marsha A Power (name of person acknowledged.)



Robert D. Spaulding  
Notary Public for Florida  
Robert D. Spaulding  
Type or Print Name

My Commission expires: Oct. 25, 2011

First Grantor (name, address and telephone):

Jerry Ruel Power  
6228 Glendale Drive  
Milton, FL 32570  
850-983-8414

Second Grantor (name, address and telephone):

Marsha Ann Power  
6228 Glendale Drive  
Milton, FL 32570  
850-983 8414

Grantee (name, address and telephone):

Sean Philip Power  
308 Sunset Ridge Drive  
League City, TX 77573  
832-631-7326