

UTC 87262

THIS SPACE RI

2010-005440

Klamath County, Oregon



After recording return to:

Robert L. Minnick

1095 Alandale Ave SW

Albany, OR 97321



00083745201000054400010017

05/07/2010 03:27:56 PM

Fee: \$37.00

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

Robert L. Minnick

1095 Alandale Ave SW

Albany, OR 97321

Escrow No. BT122393DB

Title No. 0087262

SWD r.012910

STATUTORY WARRANTY DEED

Jack K. Watson, Grantor(s) hereby convey and warrant to Robert L. Minnick and Tami R. Minnick, husband and wife 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:

Lot 35 in Block 1, TRACT 1074 LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk for Klamath County, Oregon.

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

2407-007A0-01200-000

145042 205

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 \$115,000.00.

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 5 day of May 2010

Jack K. Watson
Jack K. Watson

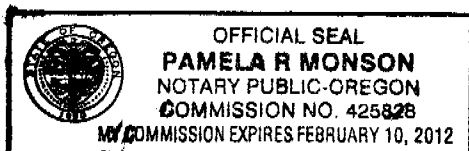
State of Oregon

County of ~~DESCHUTES~~ Lane

This instrument was acknowledged before me on May 5, 2010 by Jack K. Watson.

Pamela B. Monson
(Notary Public for Oregon)

My commission expires 2/10/2012



37Amf