

2010-005884

Klamath County, Oregon



00084227201000058840020028

05/13/2010 02:53:52 PM

Fee: \$42.00



THIS SPACE

After recording return to:
Bradley Brown and Dannielle Brown
5855 Springcrest Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Bradley Brown and Dannielle Brown
5855 Springcrest Way
Klamath Falls, OR 97603

File No.: 7021-1564953 (TM)

Date: May 06, 2010

1st 1564953

STATUTORY WARRANTY DEED

Philip B. Valbert and Samantha J. Valbert, as tenants by the entirety, Grantor, conveys and warrants to **Bradley Brown and Dannielle Brown as tenants by the entirety**, 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:

LOT 18 IN TRACT 1344, SEVENTH ADDITION TO NORTH HILLS - PHASE 1, 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 **\$205,000.00**. (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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12 day of May, 2010.

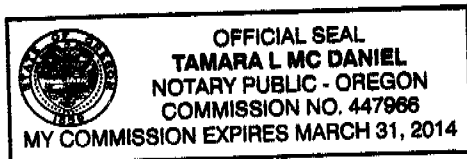
Philip B. Valbert
Philip B. Valbert

Samantha J. Valbert
Samantha J. Valbert

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of May, 2010
by **Philip B. Valbert and Samantha J. Valbert.**

[Signature]



Notary Public for Oregon
My commission expires: 3/31/14