

2010-005955

Klamath County, Oregon



00084309201000059550030034

05/14/2010 02:46:11 PM

Fee: \$47.00



THIS SPACE

After recording return to:  
Van Garrett  
PO Box 37  
Hyampom, CA 96046

Until a change is requested all tax statements  
shall be sent to the following address:  
Van Garrett  
PO Box 37  
Hyampom, CA 96046

File No.: 7021-1563592 (TM)  
Date: April 30, 2010

1st 1563592

### STATUTORY WARRANTY DEED

**Patsy Lee Pectol, a married woman as her sole and separate property**, Grantor, conveys and warrants to **Van Garrett and Harlen Owens not as tenants in common, but with rights of survivorship**, 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 12, BLOCK 22 OF TRACT 1010 FERGUSON MOUNTAIN PINES 1ST ADDITION, KLAMATH COUNTY, STATE OF OREGON, AS PER MAP RECORDED IN BOOK M72 PAGES 1307 TO 1309 INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY.**

**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 **\$2,000.00**. (Here comply with requirements of ORS 93.030)

F

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 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 7th day of May, 2010.

Patsy Lee Pectol  
Patsy Lee Pectol

STATE OF ~~XXXXXX~~ California )  
~~Oregon~~ )ss.  
County of ~~XXXXXX~~ Trinity )  
~~Klamath~~

This instrument was acknowledged before me on this 7th day of May, 2010  
by **Patsy Lee Pectol**.

See attachment

Notary Public for ~~XXXXXX~~ California  
My commission expires: 13 October 2011

## ACKNOWLEDGMENT

State of California

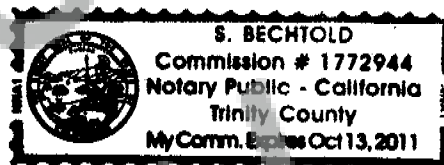
County of TRINITY

On 7 May 2010 before me, S. BECHTOLD  
(insert name and title of the officer)

personally appeared PATSY LEE PECTOL  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature S. Bechtold (Seal)