

2010-005997

Klamath County, Oregon



00084359201000059970020028

05/17/2010 03:16:54 PM

Fee: \$42.00



After recording return to:

David DeClusin & Ron Nelson

6638 Blythe Ct
Bunton, OR 97623

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

File No.: 7021-1569030 (SFK)

Date: May 10, 2010

THIS SPAC

1st 1569030

STATUTORY WARRANTY DEED

Jerome Brown and Carol Reed, not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **David DeClusin and Ron Nelson, 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 5, BLOCK 67, KLAMATH FALL FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 3,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 **\$52,500.00**. (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 17th day of May, 2010.

Jerome Brown
Jerome Brown

Carol Reed
Carol Reed

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17th day of May, 2010
by **Jerome Brown and Carol Reed.**

Sarah Kness



Notary Public for Oregon

My commission expires:

10/16/2010