2010-005997 Klamath County, Oregon





After recording return to:
David DeClusin & Ron Nelson
SLOBBBLY TOTAL CUTOR

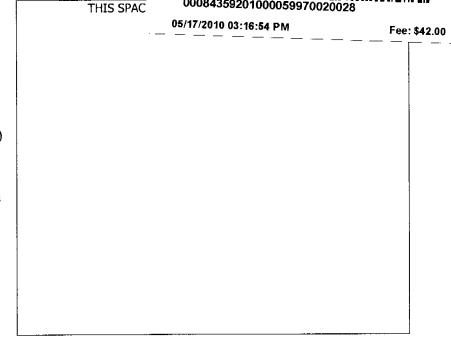
TOTAL REPORTS

TOTA

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

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)

File No.: **7021-1569030 (SFK)**Date: **05/10/2010**

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 1	1th day of	Man	, 20 <u>/0</u> .	
Geron	e Bro	wy	Carol Reed	
Jerome Bro	own		Carol Reed	
V				
STATE OF	Oregon)		
)ss.		
County of	Klamath)	1.1	
			THE COLO	20 1
This instrument was acknowledged before me on this day of , 20 10				
by Jerome Brown and Carol Reed.				

OFFICIAL SEAL
SARAH KNESS
SARAH KNESS
NOTARY PUBLIC – OREGON
COMMISSION NO. 409448
MY COMMISSION EXPIRES OCT. 16, 2010

Notary Public for Oregon
My commission expires: