

MTC: 87467

2010-006370

Klamath County, Oregon

After recording return to:
Carina Rosterolla Po Box 452 Gilchrist, OR 97737
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00084804201000063700010011

05/26/2010 11:17:09 AM

Fee: \$37.00

Order Number: 34615

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Bret Alan Kerr and Tamara Lynn Kerr, as tenants by the entirety Grantors convey and warrant to

Carina Rosterolla An Unmarried Woman, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lot 95, TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Account No(s): **881588**

Map/Tax Lot No(s): **2409-020BC-00100-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$100,000.00**. (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, 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.

Executed this 24 day of May, 2010

Bret Alan Kerr

Tamara Lynn Kerr

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 24 day of May, 2010 by **Bret Alan Kerr and Tamara Lynn Kerr**

Notary Public for Oregon
My commission expires: 7-5-13



32AM