

2010-007242

Klamath County, Oregon



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THIS SPACE R

06/14/2010 03:02:45 PM

Fee: \$42.00



After recording return to:
John Urbaniak
1621 Cleveland Hill Road
Roseburg, OR 97471

Until a change is requested all tax statements
shall be sent to the following address:
John Urbaniak
1621 Cleveland Hill Road
Roseburg, OR 97471

File No.: 7391-1573373 (cv)
Date: May 27, 2010

1st 1573373

STATUTORY WARRANTY DEED

Isaac Jeffs dba Crimson Cliffs Land Co. who acquired title as Crimson Cliffs land Co., Grantor, conveys and warrants to **John Urbaniak**, 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 MT SCOTT MEADOWS, TRACT 1027, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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.

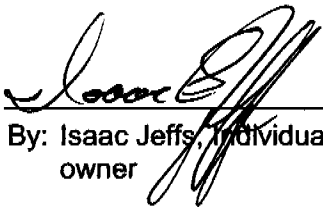
The true consideration for this conveyance is **\$8,000.00**. (Here comply with requirements of ORS 93.030)

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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.

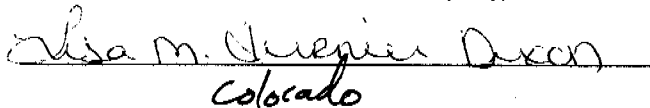
Dated this 10 day of June, 2010.


Isaac Jeffs dba Crimson Cliffs Land Company


By: Isaac Jeffs, Individually and as
owner

STATE OF Colorado)
)ss.
County of Arapahoe)

This instrument was acknowledged before me on this 10th day of June, 2010
by Isaac Jeffs as Individual and Owner of Isaac Jeffs dba Crimson Cliffs Land Company, on behalf of the .


Colorado

Notary Public for 
My commission expires: 07/02/2012

