

TC 87588-KR

THIS SPACE R

2010-007261

Klamath County, Oregon



00085836201000072610010010

06/14/2010 03:24:18 PM

Fee: \$37.00

After recording return to:

Francisco J. Hernandez

P. O. Box 332

Malin, OR 97632

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

Francisco J. Hernandez

P. O. Box 332

Malin, OR 97632

Escrow No. MT87588-KR

Title No. 0087588

SWD r.012910

### STATUTORY WARRANTY DEED

Jill L. Perkins, Grantor(s) hereby convey and warrant to Francisco J. Hernandez, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 13 in Block 303 of DARROW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$62,500.00.

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.

Dated this 9<sup>th</sup> day of June, 2010.

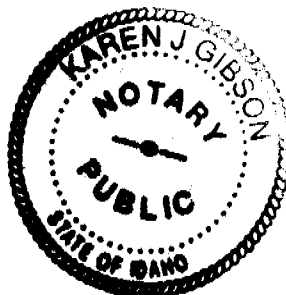
Jill L. Perkins  
Jill L. Perkins

State of Idaho )

County of Benewah<sup>SS</sup> )

On this 9<sup>th</sup> day of June, 2010 before me Karen J. Gibson, a notary public in and for said State, personally appeared Jill L. Perkins known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Karen J. Gibson  
Notary Public  
Residing at: St. Maries, Idaho  
Commission Expires: July 1<sup>st</sup> 2015.



370mt