



THIS SPACE F



06/25/2010 09:48:32 AM

Fee: \$42.00

After recording return to: Joseph W. Friedman and Melissa R. Friedman 42342 Outpost Road Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address: Joseph W. Friedman and Melissa R. Friedman 42342 Outpost Road Chiloquin, OR 97624

File No.: 7021-1578729 (ALF) May 26, 2010

Date:

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STATUTORY WARRANTY DEED

Charles Brooks Hazelton, as Trustee of the Hazelton Family Trust of 2004, dated February 4, 2004, Grantor, conveys and warrants to Joseph W. Friedman and Melissa R. Friedman, husband and wife, 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:

THAT PORTION OF THE N 1/2 N 1/2 NE 1/4 NW 1/4 SW 1/4 THAT LAYS EAST OF THE SPRAGUE RIVER AND THE N 1/2 N 1/2 NE 1/4 SW 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:

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 \$240,000.00. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed - continued

File No.: **7021-1578729 (ALF)**Date: **05/26/2010**

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.

CHAPTER 855, OREGON LAWS 2009.
Dated this 23 day of June, 206.
Charles Brooks Hazelton, as Trustee of the Hazelton Family Trust of 2004, dated February 4, 2004 Charles Brooks Hazelton, Trustee
STATE OF Oregon ARIZONA TC))ss.
County of Klamath YAUAPAi TC.)
This instrument was acknowledged before me on this 23 day of
Terry Cauther

Notary Public for Oregon ARIZONA
My commission expires: May 14, 2018 TE