

NTC 871607-SH



After recording return to:
JENNIFER M. BAVARSKAS
1203 CARLYLE STREET
KLAMATH FALLS, OR 97601

THIS SPACE

2010-007774
Klamath County, Oregon



06/28/2010 03:25:17 PM

Fee: \$42.00

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

JENNIFER M. BAVARSKAS
1203 CARLYLE STREET
KLAMATH FALLS, OR 97601

Escrow No. MT87607-SH
Title No. 0087607
SWD r.012910

STATUTORY WARRANTY DEED

DANIEL D. PERRITON and MALI L. PERRITON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JENNIFER M. BAVARSKAS**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE


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:

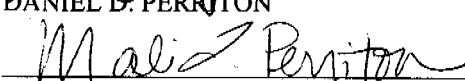
2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$96,000.00**.

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.

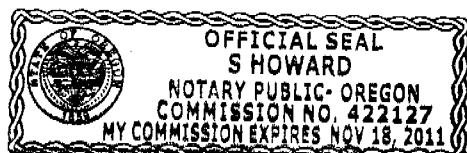
Dated this 28 day of June, 2010.

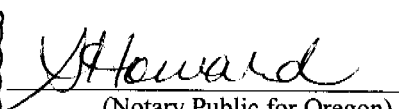

DANIEL D. PERRITON


MALI L. PERRITON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 28, 2010 by DANIEL D. PERRITON and MALI L. PERRITON.




(Notary Public for Oregon)

My commission expires 11-18-11

42:amt

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 13, 14 and 15 in Block 32, SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated alley conveyed in Volume 2009, page 010663, Microfilm Records of Klamath County, Oregon, to wit:

The Westerly 1/2 (approximately 7.5' wide and 75' long) of that portion of the vacated alley adjacent to and abutting Lots 13, 14 and 15, Block 32, SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Said alley was vacated by City of Klamath Falls Ordinance #6642, recorded November 12, 1992. in Book M92, page 26874, Microfilm Records of Klamath County, Oregon.