

NTC 87820-SH

THIS SPACE I

2010-008280

Klamath County, Oregon



00087073201000082800010017

07/09/2010 11:27:22 AM

Fee: \$37.00

After recording return to:

PHILLIP D. PITTS

7016 HAGER LANE

KLAMATH FALLS, OR 97603

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

PHILLIP D. PITTS

7016 HAGER LANE

KLAMATH FALLS, OR 97603

Escrow No. MT87820-SH

Title No. 0087820

SWD r.012910

### STATUTORY WARRANTY DEED

**BRADLEY J. MANGAN and JAMIE L. MANGAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to PHILLIP D. PITTS and ANITA K. PITTS, as tenants by the entirety, 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:**

Parcel 2 of Land Partition 30-96, said Land Partition being situated in the SW1/4 of the SE1/4 of Section 12, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, EXCEPTING that portion conveyed to Klamath County for Road purposes in Volume 2006 at page 023526, Microfilm Records 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:

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

The true and actual consideration for this conveyance is **\$262,000.00**.

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 9 day of July, 2010.

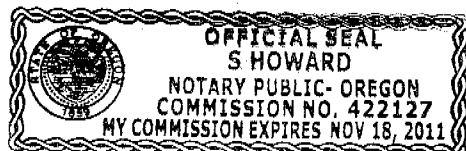
BRADLEY J. MANGAN

JAMIE L. MANGAN

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 9, 2010 by BRADLEY J. MANGAN and JAMIE L. MANGAN.



(Notary Public for Oregon)

My commission expires 11-18-11

37Amf