

2010-008848

Klamath County, Oregon



00087770201000088480020024



After recording return to:
Wanita McGowan
22128 Mountain Quail Drive
Sprague River, OR 97639

Until a change is requested all tax statements
shall be sent to the following address:
Wanita McGowan
22128 Mountain Quail Drive
Sprague River, OR 97639

File No.: 7021-1596802 (SFK)
Date: July 21, 2010

THIS SPACE RE

07/26/2010 02:52:47 PM

Fee: \$42.00

1st 1596802

STATUTORY WARRANTY DEED

Helene Marie LaRosa and Helene Marie LaRosa as the sole heir of Francis Charles Bernard III, deceased., Grantor, conveys and warrants to **Wanita McGowan**, 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 6 IN BLOCK 8, KLAMATH FOREST ESTATES, 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 **\$28,000.00**. (Here comply with requirements of ORS 93.030)

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 23 day of July, 2010


Helene Marie La Rosa


Helene Marie LaRosa, as heir of Francis Charles Bernard III, deceased

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of July, 2010
by **Helene Marie La Rosa**.

Rhea Chagnarli
Notary Public for Oregon
My commission expires: 7-6-2014

