

2010-008920

Klamath County, Oregon



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07/27/2010 03:12:08 PM

Fee: \$42.00



After recording return to:  
John Urbaniak  
1621 Cleveland Hill  
Roseburg OR 97471

Until a change is requested all tax statements  
shall be sent to the following address:  
John Urbaniak  
1621 Cleveland Hill  
Roseburg, OR 97471

File No.: 7391-1598974 (cv)  
Date: July 22, 2010

THIS SPACE

**STATUTORY WARRANTY DEED**

**Philip J. Malloy and Rosemary Malloy**, Grantor, conveys and warrants to **John Urbaniak**, 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 20, BLOCK 12 IN MT. SCOTT MEADOWS SUBDIVISION, TRACT NO. 1027, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**Subject to:**

1. The **2010-11** Taxes, a lien not yet payable.
2. 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 **\$4,000.00**. (Here comply with requirements of ORS 93.030)

19 1598974

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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 24 day of July, 2010.

Philip J. Malloy  
Philip J. Malloy

Rosemary Malloy  
Rosemary Malloy

STATE OF California )  
County of Orange )ss.

This instrument was acknowledged before me on this 24 day of July, 2010  
by **Philip J. Malloy and Rosemary Malloy.**

Penny Janus

Notary Public for California

My commission expires:

March 2, 2011

