

UTC 88211

2010-009872

Klamath County, Oregon



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08/18/2010 03:26:14 PM

Fee: \$37.00

After recording return to:
Gregory J. Derrickson Sandy J. Derrickson 38624 Hwy 228 Sweet Home, OR 97386
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 38373

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Carolyn Sue Cramer Grantor conveys and warrants to Gregory J. Derrickson and Sandy J. Derrickson, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 11 of Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 163174

Map/Tax Lot No(s): 2607-001A007600

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$20,000.00. (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, 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.

Executed this 16 day of August, 2010

Carolyn Sue Cramer

State of Oregon, County of Lane ) ss.

This instrument was acknowledged before me on this 16 day of August, 2010 by Carolyn Sue Cramer

Notary Public for Oregon

My commission expires: 7-1-13



37Amf