

NTC 88300-LW

THIS SPA

2010-010134

Klamath County, Oregon



00089305201000101340010018

08/25/2010 03:04:13 PM

Fee: \$37.00

After recording return to:

DAVID S. PERKINS

2250 STRINGER GAP RD

GRANTS PASS, OR 97527

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

DAVID S. PERKINS

2250 STRINGER GAP RD

GRANTS PASS, OR 97527

Escrow No. MT88300-LW

Title No. 0088300

SWD r.012910

### STATUTORY WARRANTY DEED

**RICHARD F. AMOS**, Grantor(s) hereby convey and warrant to **DAVID S. PERKINS and ANASTACIA M. PERKINS**, 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:

Lot 31, Block 32, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk 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 **\$15,000.00**.

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 24 day of Aug., 2010

RICHARD F. AMOS

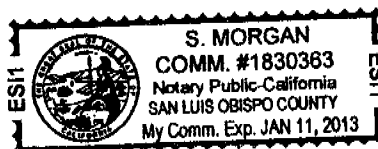
STATE OF CALIFORNIA

ss.

COUNTY OF San Luis Obispo

On August 24, 2010 before me, S. Morgan, Notary Public personally appeared RICHARD F. AMOS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury by the laws of California the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature



37Amf