

2010-010416

Klamath County, Oregon



00089643201000104160020027

09/01/2010 03:38:59 PM

Fee: \$42.00



After recording return to:
Lynn S. Pritchett
2541 Madison Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Lynn S. Pritchett
2541 Madison Street
Klamath Falls, OR 97603

File No.: 7021-1613317 (SFK)
Date: August 18, 2010

THIS SPACE RES

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STATUTORY WARRANTY DEED

SOFCU Community Credit Union, Highland Branch, Grantor, conveys and warrants to **Lynn S. Pritchett and Shawn Michael Newman, not as tenants in common but with full rights of survivorship**, 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:

THE WEST 230 FEET OF LOT 10 IN BLOCK 2 OF HOMELAND TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

APN: R508560

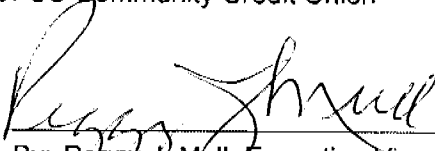
Statutory Warranty Deed
- continued

File No.: 7021-1613317 (SFK)
Date: 08/18/2010

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 30 day of August, 2010.

SOFCU Community Credit Union


By: Peggy J. Mull, Executive Vice
President

STATE OF Oregon)
)ss.
County of ~~Klamath~~ JOSEPHINE)

This instrument was acknowledged before me on this 30th day of August, 2010
by Peggy J. Mull as Executive Vice President of SOFCU Community Credit Union, on behalf of the .





Notary Public for Oregon

My commission expires: March 20, 2014