



RECORDING REQUESTED BY:
Ticor Title

09/15/2010 03:10:24 PM

Fee: \$42.00

GRANTOR'S NAME:
Timothy G. Spore

GRANTEE'S NAME:
Thomas J. Brookins and Paula R. Brookins

SEND TAX STATEMENTS TO:
Thomas J. Brookins and Paula R. Brookins
3848 Old Military Rd
Central Point, OR 97502

AFTER RECORDING RETURN TO:
Thomas J. Brookins and Paula R. Brookins
3848 Old Military Rd
Central Point, OR 97502

ATE 68153

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Timothy G. Spore also known as Timothy Glen Spore, Grantor, conveys and warrants to Thomas J. Brookins and Paula R. Brookins, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Subject to and excepting:


2010-2011 Real Property Taxes, a lien in an amount to be determined, but not yet payable.

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$7,500.00. (See ORS 93.030)

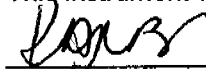
DATED: September 13, 2010


Timothy G. Spore

State of Florida OKP 10087
COUNTY of OKP 10087

September

This instrument was acknowledged before me on August 13, 2010 by Timothy G. Spore


KAR Buchanan

Notary Public - State of Florida
My commission expires: 4/15/14

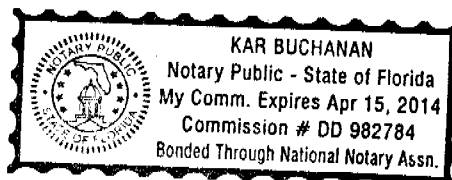


Exhibit A

Parcel 1:

That portion of Lot 3, Block 17, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, situated South and West of a point South 1,100 feet and West 415 feet from the Northeast corner of said Lot, also known as Lot 3A, Block 17, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE:008 MAP:3313-02200 TL:01700 KEY:R176810

Parcel 2:

That portion of Lot 3, Block 17, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, situated North and East of a point South 1,100 feet and West 415 feet from the Northeast corner of said Lot 3, Block 17, also known as Lot 3B, Block 17 and that portion of Lot 4, Block 17, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, described as follows: Being the North 1,100 feet of the West 417 feet of said Lot 4, Block 17, also known as Lot 4A, Block 17, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE:008 MAP:3313-02200 TL:01800 KEY:R176829

CODE:008 MAP:3313-02300 TL:02500 KEY:R177052

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be the initials 'RS' or similar.