

2010-011137

Klamath County, Oregon

RECORDING REQUESTED BY:
Ticor Title



00090492201000111370020028

GRANTOR'S NAME:
Michael Lyle Peterson and Cynthia Ann Peterson

09/20/2010 01:42:51 PM

Fee: \$42.00

GRANTEE'S NAME:
Thomas J. Brookins and Paula R. Brookins, as
tenants by the entirety

SEND TAX STATEMENTS TO:
Thomas J. Brookins and Paula R. Brookins, as
tenants by the entirety
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

Escrow No: 470310007941-TTJA37

R176776 R-3313-02200-01300-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ATE 68130

STATUTORY WARRANTY DEED

Michael Lyle Peterson and Cynthia Ann Peterson, 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:

That portion of Lot 2, Block 17, situated North and West of a point South 1 36'38" West 900 feet
and East 425.30 feet from the Northwest corner of said Lot 2, Block 17; also known as Lot 2A, Block 17,
KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

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.

ATE 42

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$9,000.00. (See
ORS 93.030)

DATED: 9/16/2010

Michael Lyle Peterson
Michael Lyle Peterson

Cynthia Ann Peterson
Cynthia Ann Peterson

State of Idaho
COUNTY of Ada

This instrument was acknowledged before me on September 16, 2010

by Michael Lyle Peterson and Cynthia Ann Peterson

Chriselda Taylor
Notary Public - State of Idaho
My commission expires: 7-18-2012

CHRISELDA TAYLOR
NOTARY PUBLIC
STATE OF IDAHO