

UTC 88590-LW



THIS SPACE

2010-011547

Klamath County, Oregon



00090960201000115470020021

09/29/2010 03:20:20 PM

Fee: \$42.00

After recording return to:

HOWARD M. OCHI

24365 Rimview Rd
Moreno Valley, CA 92557

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

HOWARD M. OCHI

24365 Rimview Rd
Moreno Valley, CA 92557

Escrow No. MT88590-LW

Title No. 0088590

SWD-EM r.012910

STATUTORY WARRANTY DEED

SONJA BRUECKNER, Grantor(s) hereby convey and warrant to **HOWARD M. OCHI and MAUREEN OCHI**,*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 826, RUNNING Y RESORT, PHASE 10, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

* Tenants by the entirety

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 **\$35,000.00**.

42Dmf

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 28 day of Sept 2010

Sonia Brueckner
SONJA BRUECKNER

STATE OF CALIFORNIA

COUNTY OF San Bernardino ss.

On 9-28-10, 2010 before me, LORELEI ANN KREUTZER personally appeared SONJA BRUECKNER 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 SHE executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Lorelei Ann Kreutzer

