

UTC 8864HDS



THIS SPACE

2010-012726

Klamath County, Oregon



10/29/2010 03:18:19 PM

Fee: \$42.00

After recording return to:

LLOYD S. PARRATT

3146 Lake Forest Rd.

Chiloquin, OR 97624

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

LLOYD S. PARRATT

3146 Lake Forest Rd.

Chiloquin, OR 97624

Escrow No. MT88641-DS

Title No. 0088641

SWD-EM r.012910

STATUTORY WARRANTY DEED

MICHAEL R. GREENSPAN and CATHERINE M. GREENSPAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to LLOYD S. PARRATT and SHAWN K. PARRATT, 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 11 of Block 40 and that portion of vacated alley which inured thereto, HILLSIDE ADDITION to the City of Klamath Falls, 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:

The true and actual consideration for this conveyance is \$153,200.00.

42nd

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 29th day of October, 2010.

Michael R. Greenspan
MICHAEL R. GREENSPAN

Catherine M. Greenspan
CATHERINE M. GREENSPAN

BY: Michael R. Greenspan HER ATT'Y IN FACT
MICHAEL R. GREENSPAN, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-27-, 2010 by MICHAEL R. GREENSPAN, an individual and MICHAEL R. GREENSPAN, AS ATTORNEY IN FACT FOR CATHERINE M. GREENSPAN.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

