

WTC 88807-LW



THIS SPACE

2010-013267  
Klamath County, Oregon



11/15/2010 03:27:42 PM

Fee: \$42.00

After recording return to:  
CURTIS E. HOOPES JR.

11961 LAMPSON AVE  
GARDEN GROVE, CA 92840

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

CURTIS E. HOOPES JR.  
11961 LAMPSON AVE.  
GARDEN GROVE, CA 92840

Escrow No. MT88807-LW  
Title No. 0088807

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**BISMARCK MORTGAGE COMPANY LLC, A WASHINGTON LIMITED LIABILITY CORPORATION**, Grantor(s) hereby convey and warrant to **CURTIS E. HOOPES JR. and PENNY I. HOOPES**,\*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 8, Block 14, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk,  
Klamath County, Oregon.

\*AS 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:

The true and actual consideration for this conveyance is **\$85,000.00**.

42m

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 10<sup>TH</sup> day of November, 2010.

BISMARK MORTGAGE COMPANY LLC

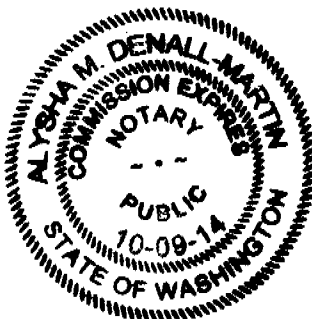
BY: [Signature]  
DOUGLAS CULVER, PRESIDENT

State of Washington

County of KING

On this day personally appeared before me DOUGLAS CULVER, AS PRESIDENT OF BISMARK MORTGAGE COMPANY LLC to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 10<sup>TH</sup> day of November, 2010.



[Signature]  
Printed Name: Alysha M. Denall-Martin  
Notary Public in and for the State of  
Washington residing at Seattle

My appointment expires 10/9/14