## **2010-014077**Klamath County, Oregon

12/10/2010 03:10:39 PM



Fee: \$42.00



After recording return to: Cindy Rodgers 10769 Preddy Ave. Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Cindy Rodgers 10769 Preddy Ave. Klamath Falls, OR 97603

File No.: 7021-1643071 (ALF) Date: October 13, 2010

1st 1643071

## STATUTORY WARRANTY DEED

THIS SPACE

**Daniel Edward Sprouse**, Grantor, conveys and warrants to **Cindy Rodgers**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of klamath, State of Oregon, described as follows:

UNIT 10769, (PREDDY AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$92,000.00. (Here comply with requirements of ORS 93.030)

File No.: **7021-1643071 (ALF)**Date: **10/13/2010** 

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 8 day of <u>Perember</u> , 20/10	2
	4
2000	
Daniel Edward Sprouse	
STATE OF Oregon	
washing ton )ss.	~ ~ .
County of klamath )	<b>\</b>
This instrument was acknowledged before me on this day of	December, 2010
by as of , on behalf of the .	
Miss	1, 12 -

OFFICIAL SEAL

MATTHEW CHARLES TURNER

NOTARY PUBLIC - OREGON

COMMISSION NO. 439250

COMMISSION EXPIRES MAY 13, 2013

Notary Public for Oregon

My commission expires: May 17, 2017