

2010-014496

Klamath County, Oregon



00094432201000144960020020

12/22/2010 03:01:50 PM

Fee: \$42.00

**SEND TAX STATEMENTS TO:**

TIMOTHY L. ERWIN

39 Nevada Street

Klamath Falls, Oregon 97601

**AFTER RECORDING RETURN TO:**

TIMOTHY L. ERWIN

39 Nevada Street

Klamath Falls, Oregon 97601

**STATUTORY WARRANTY DEED**

JEANETTE R. KRASS, Grantor, convey to TIMOTHY L. ERWIN, Grantee, the real property located at 39 Nevada Street, Klamath Falls, Oregon 97601, situated in the County of Klamath, Oregon, which is described more particularly as follows:

*Buena Vista Addition, Block 53, Lot 11 & Por Lot 10 & 12.*

The property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration paid for this transfer is a Stipulated General Judgment of Domestic Partnership and Money Award entered in the Circuit Court of Oregon, Klamath County Case No. 0905213CV.

**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. 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 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**

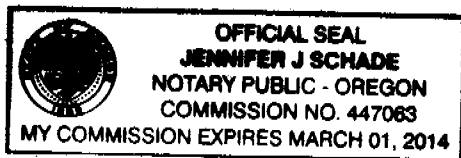
PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

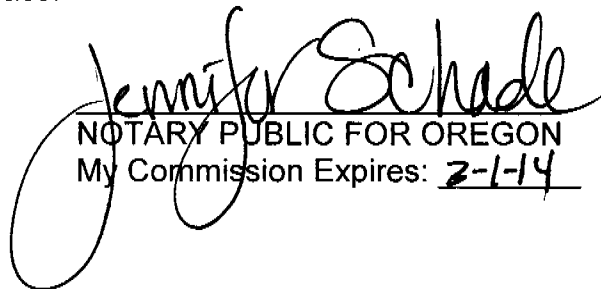
DATED this 16 day of December, 2010.

  
JEANETTE R. KRASS, GRANTOR

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath       )

This instrument was acknowledged before me on this 16 day of December, 2010 by Jeanette R. Krass.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2-1-14