

2011-000089

Klamath County, Oregon



00094850201100000890020021

01/04/2011 10:20:47 AM

Fee: \$42.00



THIS SPACE

After recording return to:

M/M JEFF KUNZ  
40840 MALIBAR AVE  
HEMET CA 92544

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

M/M JEFF KUNZ  
40840 MALIBAR AVE  
HEMET CA 92544

File No.: ()

Date:

### STATUTORY SPECIAL WARRANTY DEED

**Ronald G. Nailor**, Grantor, conveys and specially warrants to JEFFERY L. KUNZ & MELISSA M. KUNZ, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

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

**LOT 14 BLOCK 65 FIFTH ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON**

**This property is free from liens and encumbrances, EXCEPT:**

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 \$ 1500<sup>00</sup>. (Here comply with requirements of ORS 93.030)

Dec. 10. 2010 9:44AM Desert Office Solutions, LLC

No. 2629 P. 3

APN: R-3611-00100-01300

Statutory Warranty Deed  
- continuedFile No.: 1004-3673542 (SR)  
Date: 12/09/2010

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 10 day of December, 2010.Ronald G Nailor

RONALD G. NAILOR

CaliforniaSTATE OF California )  
Monterey ) ss.  
County of Monterey )This Instrument was acknowledged before me on this 10th day of December, 2010  
by Ronald G. Nailor.[Signature]  
Notary Public for Oregon California  
My commission expires: 6/3/2012