

WTC 89159-LW

THIS SPAC

2011-000291

Klamath County, Oregon



00095097201100002910010016

After recording return to:

Charles E. Jackson

615 Wildland Drive

Klamath Falls, OR 97601

01/07/2011 02:54:37 PM

Fee: \$37.00

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

Charles E. Jackson

615 Wildland Drive

Klamath Falls, OR 97601

Escrow No. MT89159-LW

Title No. 0089159

SWD r.012910

STATUTORY WARRANTY DEED

James A. Roy+Carmen J. Roy, as tenants by the entirety, Grantor(s) hereby convey and warrant to Charles E. Jackson, 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 26, TRACT 1432 - QUAIL POINT ESTATES, 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 \$199,900.00.

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.

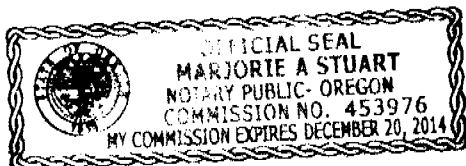
Dated this 4th day of Jan, 2011

James A. Roy

Carmen J. Roy

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1/4, 2011 by James A. Roy and Carmen J. Roy.



(Notary Public for Oregon)

My commission expires 12/20/14

37AMf