

UTC 89790-MS

THIS SPA

2011-002298

Klamath County, Oregon



02/18/2011 11:20:09 AM

Fee: \$37.00

After recording return to:

Tammy Hernandez

4454 Austin Street

Klamath Falls, OR 97603

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

Tammy Hernandez

4454 Austin Street

Klamath Falls, OR 97603

Escrow No. MT89790-MS

Title No. 0089790

SWD r.012910

STATUTORY WARRANTY DEED

David W. Buchanan and Vicki L. Buchanan, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Tammy Hernandez**, 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 88 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1975 Nashua Manufactured Home, Plate #X133452, Home ID #204877

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 **\$35,000.00**.

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.

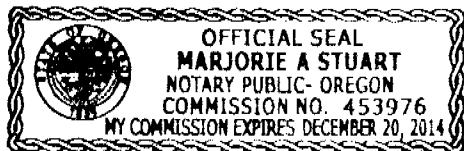
Dated this 16th day of feb, 2011

David W. Buchanan
David W. Buchanan

Vicki L. Buchanan
Vicki L. Buchanan

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/16, 2011 by David W. Buchanan and Vicki L. Buchanan.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/14

STANF