

2011-002414

Klamath County, Oregon



00097594201100024140020023

THIS SPACE PROVIDED FOR RECORDER'S USE (

02/23/2011 09:38:03 AM

Fee: \$42.00

WHEN RECORDED RETURN TO: *AND TAX STATEMENTS*
Derek Keepers
P.O. Box 204
Etiwanda, California, 91739

WARRANTY DEED

THE GRANTOR(S),

- Sean Anthony Walsh, A Married Man who took title as an unmarried man

for and in consideration of: \$821.34 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Derek Keepers, P.O. Box 204, Etiwanda, San Bernardino County, California, 91739, the following described real estate, situated in Klamath Falls, OR, in the County of Klamath County, State of Oregon:

(legal description): LOT 7, BLOCK 3, OF KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R259749

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 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.

Grantor Signatures:

DATED: 12.27.10

Sean Anthony Walsh

Sean Anthony Walsh
7502 Gardenia Street
Missoula, Montana, 59808

STATE OF MONTANA, COUNTY OF MISSOULA, ss:

This instrument was acknowledged before me on this 27 day of December, 2010
_____ by Sean Anthony Walsh.



MAUREEN M. HANSEN
NOTARY PUBLIC-MONTANA
Residing at Missoula, Montana
My Comm. Expires Apr. 18, 2011

Maureen M Hansen

Notary Public

Notary

Title (and Rank)

My commission expires April 18, 2011

Notary Address:

Maureen M Hansen
3045 N Reserve
Missoula MT 59808

Mail Tax Statements to: Derek Keepers P.O. Box 204 Etiwanda, CA
91739