

2011-003065

Klamath County, Oregon



00098317201100030650020026

03/02/2011 03:17:50 PM

Fee: \$42.00



THIS SPACE F

After recording return to:
Jimmy D Craft

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

File No.: 7021-1595045 (ALF)
Date: February 16, 2011

1595045

STATUTORY WARRANTY DEED

Jimmy D Craft Affiant in the Small Estate of Ilene Craft, Deceased No. 1002981CV, Klamath County., Grantor, conveys and warrants to **Jimmy D Craft**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 37, BLOCK 45 KLAMATH FALLS FOREST ESTATES HIGHWAY 66, UNIT PLAT NO. 2

Subject to:

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 **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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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 22 day of February, 20 11.

Jimmy D. Craft
Jimmy D Craft, Affiant

STATE OF Kentucky)
County of Hart) ss.

This instrument was acknowledged before me on this 22 day of February, 20 11
by **Jimmy D Craft**.

Armanda J. Selig

Notary Public for 12/19/11
My commission expires: