

NJC 89734

2011-003244

Klamath County, Oregon

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
1555 E. McAndrews, Suite 100
Medford, OR 97504



03/07/2011 11:25:40 AM

Fee: \$42.00

GRANTOR'S NAME:

Steven W. Tuttle and Cynthia G. Tuttle

GRANTEE'S NAME:

Thomas J. Brookins and Paula R. Brookins

SEND TAX STATEMENTS TO:

Thomas J. Brookins and Paula R. Brookins
3848 Old Military Rd
Central Point, OR 97502

AFTER RECORDING RETURN TO:

Thomas J. Brookins and Paula R. Brookins
3848 Old Military Rd
Central Point, OR 97502

R-3313-02200-01100-000

Klamath Falls, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Steven W. Tuttle and Cynthia G. Tuttle, Grantor, conveys and warrants to

Thomas J. Brookins and Paula R. Brookins, husband and wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

That portion of Lot 1, Block 17, situated West of the following described line; beginning at a point South 01°36'38" West 415 feet from the Northeast corner of said Lot 1; thence South 01°36'38" West 410 feet, also described as Lot 1B, Block 17, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$16,000.00. (See ORS 93.030)

424m

DATED: February 25, 2011

Steven W. Tuttle
Steven W. Tuttle

Cynthia G. Tuttle
Cynthia G. Tuttle

State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on Feb. 25, 2011

by Steven W. Tuttle and Cynthia G. Tuttle

[Signature]

Notary Public - State of Oregon
My commission expires: 11-18-13

