

UTC 89795-MS

THIS SPACE 1

2011-003474

Klamath County, Oregon



00098810201100034740020022

03/11/2011 11:27:11 AM

Fee: \$42.00

After recording return to:

Donald William Eck

2320 White Avenue

Klamath Falls, OR 97601

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

Donald William Eck

2320 White Avenue

Klamath Falls, OR 97601

Escrow No. MT89795-MS

Title No. 0089795

SWD r.030211

STATUTORY WARRANTY DEED

US Bank, N.A.,

Grantor(s), hereby convey and warrant to

Donald William Eck and Jason Arnold Eck not as tenants in common, but with right of survivorship,

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 95, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion within Land Partition No. 20-94.

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 **\$45,500.00.**

42 PM

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 7TH day of MARCH, 2011

US Bank, N.A.

BY: [Signature]

~~Kathy Swenson, Authorized signer~~

TONI KVAMME - MORTGAGE BANKING OFFICER

State of MINNESOTA
County of DAYOTA

This instrument was acknowledged before me on 3/7, 2011 by Toni Kvamme, Mortgage Banking Officer for US Bank, N.A..

[Signature]
(Notary Public)

My commission expires

