

2011-003755

Klamath County, Oregon



00099177201100037550020029

RECORDING REQUESTED BY:

03/18/2011 03:11:49 PM

Fee: \$42.00

GRANTOR'S NAME:

Mary E. Kent c/o Shaywe Hansen

GRANTEE'S NAME:

Bruce L. Vait

SEND TAX STATEMENTS TO:

Bruce L. Vait  
9566 Old Stage Rd.  
Central Point, OR 97502

AFTER RECORDING RETURN TO:

Bruce L. Vait  
9566 Old Stage Rd.  
Central Point, OR 97502

1688261

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Mary E. Kent, Grantor, conveys and warrants to

Bruce L. Vait, an estate in fee simple, 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:

the N1/2 of the SE1/4 of the SE1/4 and the N1/2 of the SW1/4 of the SE1/4 of Section 30,  
Township 39 South Range 13 East of the Willamette meridian, Klamath County, Oregon.

**Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.**

**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 \$95,000.00. (See ORS 93.030)

DATED: 3-17-11

Mary E. Kent  
Mary E. Kent

F

1062

State of OREGON

COUNTY of

Jackson

This instrument was acknowledged before me on

3-17-, 20 11

by Mary E. Kent

Kimberly L. Ayres

Notary Public - State of Oregon

My commission expires:

3-16-13

