

MT89731-LW

2011-003768

Klamath County, Oregon

THIS SPACE RI



00099190201100037680020025

03/18/2011 03:26:05 PM

Fee: \$42.00

After recording return to:

VALENCIA A. JONES

4856 HORNER LARK DR.

KLAMATH FALLS, OR 97601

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

VALENCIA A. JONES

4856 HORNER LARK DR.

KLAMATH FALLS, OR 97601

Escrow No. MT89731-LW

Title No. 0089731

SWD r.030211

STATUTORY WARRANTY DEED

CHARLES W. BROWN and LINDA J. BROWN, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

VALENCIA A. JONES,

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 1238, Tract 1440, Ranchview Estates, First Addition, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

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:

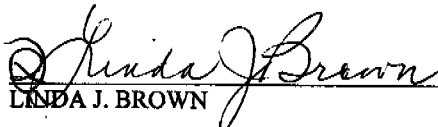
The true and actual consideration for this conveyance is **\$235,000.00.**

4/2/11

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 17th day of March, 2011.


CHARLES W. BROWN


LINDA J. BROWN

STATE OF CALIFORNIA

COUNTY OF Santa Clara ^{ss.}

On March 17, 2011 before me, Cinda L. Meister, a notary public personally appeared CHARLES W. BROWN and LINDA J. BROWN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

