

2011-004309

Klamath County, Oregon



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THIS SPACE

04/01/2011 03:16:13 PM

Fee: \$47.00



After recording return to:
Benjamin W. Myrstol
4964 Southview
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Benjamin W. Myrstol
4964 Southview
Klamath Falls, OR 97603

File No.: 7021-1696047 (ALF)
Date: March 21, 2011

STATUTORY WARRANTY DEED

Joseph T. Bradley and Kay M. Bradley as tenants by the entirety, Grantor, conveys and warrants to **Benjamin W. Myrstol**, 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 2 in Block 13 of Tract No. 1064, First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$140,000.00**. (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 1 day of April, 20 11.

Joseph T. Bradley
Joseph T. Bradley

Kay M. Bradley
Kay M. Bradley

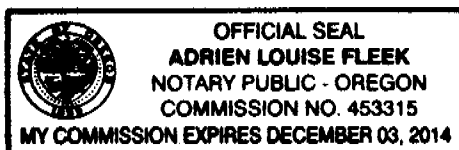
Megan Ericks

Witness, Megan Ericks

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of April, 20 11
by Joseph T. Bradley

Notary Public for Oregon
My commission expires: 12-3-14



APN: R574328

Statutory Warranty Deed
- continued

File No.: 7021-1696047 (ALF)
Date: 03/21/2011

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of April, 2011
before me Adrien Fleek, Notary Public in and for the said County and State, residing therein, duly
commissioned and sworn, personally appeared
Megan Ericks, known to me to be the person whose name is
subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposes and
says: THAT he/she resides at Crystal Terrace and that he/she was
present and saw Ray M Bradley personally known to him/her to be the same
person whose name is subscribed to the foregoing instrument, execute and deliver the same, and
acknowledge to said affiant that Ray M Bradley executed the same; and
that said affiant subscribed Megan Ericks name thereto as a WITNESS.

In Witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this
Certificate first above written.

Adrien Fleek

Notary Public for Oregon
My commission expires:

12-3-14

