

MT90194-MS



THIS SPACE:

2011-005774
Klamath County, Oregon



05/10/2011 03:10:53 PM

Fee: \$42.00

After recording return to:

Spencer J. Martin

2667 Front Street

Klamath Falls, OR 97601

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

Spencer J. Martin

2667 Front Street

Klamath Falls, OR 97601

Escrow No. MT90194-MS

Title No. 0090194

SWD r.042611

STATUTORY WARRANTY DEED

Pacific Crest Federal Credit Union,

Grantor(s), hereby convey and warrant to

Spencer J. Martin,

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:

Lots 5 and 6, Block 2, BUENA VISTA FIRST ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$205,000.00**.

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:

42pmf

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.

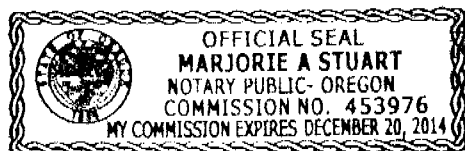
Dated this 10th day of May, 2011

Pacific Crest Federal Credit Union

BY: Kathie Philp
Kathie Philp, CEO

STATE OF OREGON
County of KLAMATH

This instrument was acknowledged before me on 5/10, 2011, by Kathie Philp as CEO of Pacific Crest Federal Credit Union.



Marjorie A. Stuart
Notary Public for Oregon
My Commission Expires: