

UTC 90372-DS

2011-006402

Klamath County, Oregon

THIS SPACE



00102307201100064020020020

05/23/2011 03:15:22 PM

Fee: \$42.00

After recording return to:

PAUL MELSNESS

22605 HWY 70

BONANZA, OR 97623

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

PAUL MELSNESS

22605 HWY 70

BONANZA, OR 97623

Escrow No. MT90372-DS

Title No. 0090372

SWD r.042611

STATUTORY WARRANTY DEED

SOFCU COMMUNITY CREDIT UNION,

Grantor(s), hereby convey and warrant to

PAUL MELSNESS,

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:

Parcel 2 of Land Partition 46-07, said Land Partition being situated in the N1/2 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access over, under and across Parcel 1 of Land Partition 46-07, as delineated on the face of said Land Partition.

The true and actual consideration for this conveyance is **\$120,000.00**.

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:

429mt

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 May day of 18, 2011.

SOFCU COMMUNITY CREDIT UNION

BY: Lorene Haigler
(as VP of Lending) SOFCU
COMMUNITY CREDIT UNION

State of Oregon
County of Josephine

This instrument was acknowledged before me on May 18, 2011 by
Lorene Haigler (as VP of Lending) FOR SOFCU COMMUNITY CREDIT UNION.

Kelley Gibson
(Notary Public for Oregon)

My commission expires March 20, 2014

