



2011-006599

Klamath County, Oregon



00102562201100065990020023

05/27/2011 03:21:28 PM

Fee: \$42.00

THIS SPACE

After recording return to:

Colin D. Carr  
3205 Paramount  
Klamath Falls, OR 97603

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

Colin D. Carr  
3205 Paramount  
Klamath Falls, OR 97603

File No.: 7021-1708684 (SFK)

Date: April 27, 2011

### STATUTORY WARRANTY DEED

**Karen A. Hurley-Watkins**, Grantor, conveys and warrants to **Colin D. Carr and Brittany A. Benedict as tenants by the entirety**, 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 11, TRACT 1343, 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 **\$164,500.00**. (Here comply with requirements of ORS 93.030)

F

APN: R885794

Statutory Warranty Deed  
- continued

File No.: 7021-1708684 (SFK)  
Date: 04/27/2011

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 25<sup>th</sup> day of May, 20 11

Karen A. Hurley-Watkins My Steve Richardson  
Karen A. Hurley-Watkins Attorney in Fact

STATE OF Oregon )  
 )ss.  
County of Klamath COOS )

This instrument was acknowledged before me on this 25<sup>th</sup> day of May, 20 11  
by **Karen A. Hurley-Watkins.**  
Steve Richardson Power of Attorney

Donita T Yarbrough  
Notary Public for Oregon  
My commission expires: 2-26-11

