

WTC 90652

2011-007125

Klamath County, Oregon

After recording return to:
Jay Furrer 85343 N. Hideaway Hills Road Eugene, OR 97405
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00103201201100071250020021

06/10/2011 01:45:55 PM

Fee: \$42.00

Order Number: 47049

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Susan Marie Winsor, who acquired title as Susan Lafferty, Grantor, conveys and warrants to **Jay Furrer, Grantee,** the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 5 in Block 1 of TRACT 1069, according to the official plat therefore on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): **166322**

Map/Tax Lot No(s): **2607-001D0-04300-000**

This property is free of encumbrances created or suffered by the Grantor, EXCEPT: N/A

The true consideration for this conveyance is **\$13,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 8th day of June, 2011

Susan Marie Winsor
Susan Marie Winsor

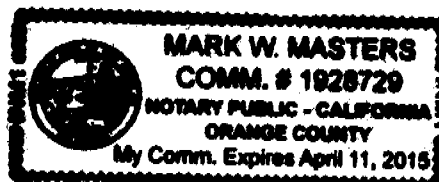
421am

State of California County of Orange) ss.

This instrument was acknowledged before me on this 8th day of June, 2011 by **Susan Marie Winsor**

[Signature]
Notary Public for California

My commission expires: 04/11/15



Deed