

UTC 88382

2011-007247

Klamath County, Oregon



RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

06/14/2011 03:16:13 PM

Fee: \$37.00

GRANTOR'S NAME:  
Russell A. Haynes and Adrianna L. Haynes

GRANTEE'S NAME:  
Michael H. Zelman

SEND TAX STATEMENTS TO:  
Michael H. Zelman  
5327 Winnetka Ave  
Woodland Hills CA 91364

AFTER RECORDING RETURN TO:  
Michael H. Zelman  
5327 Winnetka Ave  
Woodland Hills CA 91364

Escrow No: 4610017073-FTEUG01  
3808-025CC-01900-000 / 893738  
Lot 248, Ridgewater, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Russell A. Haynes and Adrianna L. Haynes, Grantor, conveys and warrants to Michael H. Zelman, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of KLAMATH, State of Oregon:

Lot 248, Track 1496, RIDGEWATER SUBDIVISION PHASE 1, 1<sup>st</sup> ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Subject to and excepting:** Rights of the public, covenants, conditions, restrictions and/or easements of record, if any.

**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.**

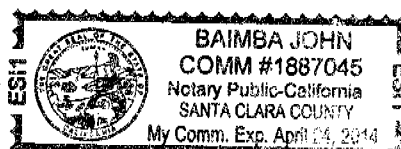
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$30,000.00. (See ORS 93.030)

Russell A. Haynes  
Russell A. Haynes  
Adrianna L. Haynes  
Adrianna L. Haynes

State of CALIFORNIA  
COUNTY of SANTA CLARA

This instrument was acknowledged before me on June 4, 2011 by Russell A. Haynes and Adrianna L. Haynes.

Baimba John  
Notary Public - State of California  
My commission expires: APRIL 24, 2014



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