

MT 90604-LW

2011-007679

Klamath County, Oregon

THIS SPACE



00103894201100076790020029

06/27/2011 11:37:54 AM

Fee: \$42.00

After recording return to:

SCOTT BRADSHAW

685 FARNSWORTH DR.

CENTRAL POINT, OR 97502

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

SCOTT BRADSHAW

685 FARNSWORTH DR.

CENTRAL POINT, OR 97502

Escrow No. MT90604-LW

Title No. 0090604

SWD r.042611

STATUTORY WARRANTY DEED

TOM E. BRAMMER and KIMBERLY ANN BRAMMER, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

SCOTT BRADSHAW and EMILIA BRADSHAW, as tenants by the entirety,

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:

Lot 21 in Block 1 of WHISKEY CREEK ACRES - TRACT 1162, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$50,000.00**.

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:

42 Ann

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 7th day of June, 2011.


TOM E. BRAMMER


KIMBERLY ANN BRAMMER

State of Oregon
County of Washington

This instrument was acknowledged before me on June 7th, 2011 by TOM E. BRAMMER and KIMBERLY ANN BRAMMER.


(Notary Public for Oregon)

My commission expires 8-25-14

