

MT90714-DS

THIS SPAC

2011-008069

Klamath County, Oregon



00104395201100080690020024

07/08/2011 11:07:14 AM

Fee: \$42.00

After recording return to:

GRACE IMANI

10617 Cormorant Court

Klamath Falls, OR 97601

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

GRACE IMANI

10617 Cormorant Court

Klamath Falls, OR 97601

Escrow No. MT90714-DS

Title No. 0090714

SWD r.042611

### STATUTORY WARRANTY DEED

**SALLY S. WATTS, TRUSTEE OF THE SALLY S. WATTS TRUST UDOT JUNE 26, 2000,**

Grantor(s), hereby convey and warrant to

**GRACE IMANI,**

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 302, RUNNING Y RESORT, PHASE 4 TRACT 1328, 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 **\$103,000.00**.

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:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

42 AMT

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 7 day of JULY, 2011.

TRUSTEE OF THE SALLY S. WATTS TRUST UDOT  
JUNE 26, 2000

BY: Sally S. Watts  
SALLY S. WATTS, TRUSTEE

State of Oregon

County of JACKSON

This instrument was acknowledged before me on July 7, 2011 by SALLY S. WATTS, TRUSTEE OF THE SALLY S. WATTS TRUST UDOT JUNE 26, 2000.

Jennifer C. Athanas  
(Notary Public for Oregon)

My commission expires Sept. 7, 2014

