

MT 90552-LW

THIS SPACE I

2011-008229

Klamath County, Oregon



00104616201100082290020027

07/13/2011 03:36:08 PM

Fee: \$42.00

After recording return to:

ERIK S. GREGG

4220 MYRTLEWOOD DR.

KLAMATH FALLS, OR 97603

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

ERIK S. GREGG

4220 MYRTLEWOOD DR.

KLAMATH FALLS, OR 97603

Escrow No. MT90552-LW

Title No. 0090552

SWD r.042611

### STATUTORY WARRANTY DEED

#### OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON,

Grantor(s), hereby convey and warrant to

**ERIK S. GREGG and KIMBERLY M. GREGG, 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 11 in Block 3 of TRACT 1007, WINCHESTER, 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 **\$67,400.00**.

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.**

42bmc

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 14th day of July, 2011.

Robert Larson AS Debt Manager FOR  
OREGON HOUSING AND COMMUNITY SERVICES  
DEPARTMENT, STATE OF OREGON

State of Oregon  
County of KLAMATH Marion

This instrument was acknowledged before me on July 11, 2011 by  
Robert Larson AS Debt Manager FOR OREGON HOUSING AND COMMUNITY SERVICES  
DEPARTMENT.

Craig E Tillotson  
(Notary Public for Oregon)  
My commission expires 4/11/13

