

1721938

2011-008366  
Klamath County, Oregon



After recording return to:  
Calvin L. Russell  
10361 McGuire Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Calvin L. Russell  
10361 McGuire Avenue  
Klamath Falls, OR 97603

File No.: 7021-1721938 (TM)  
Date: June 15, 2011

THIS SPACE F



07/18/2011 03:33:04 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Fern B. Evans**, Grantor, conveys and warrants to **Calvin L. Russell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**UNIT 10361, (MCGUIRE AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to: 2011/2012 Real property taxes; a lien not yet due and payable**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$45,000.00**. (Here comply with requirements of ORS 93.030)

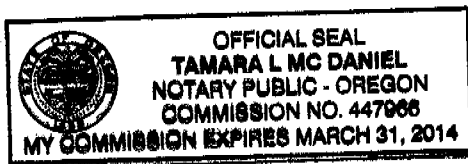
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 18 day of July, 2011.

Fern B. Evans by Brian Menefee POA  
Fern B. Evans by Brian Menefee as Attorney  
In Fact

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 18 day of July, 2011  
by **Brian Menefee as attorney in fact for Fern B. Evans**.



Notary Public for Oregon  
My commission expires: 3/31/14