



THIS SPACE

2011-010971

Klamath County, Oregon



00108050201100109710020024

09/30/2011 03:27:00 PM

Fee: \$42.00

After recording return to:  
THOMAS PATRICK JEWELL  
2211 Darrow Ave.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Stanley P. Hampton & Shirley A. Hampton  
P.O. Box 305  
Pine Grove, CA 95665

Escrow No. MT90613-DS  
Title No. 0090613  
SWD r.042611

### STATUTORY WARRANTY DEED

**STANLEY P. HAMPTON and SHIRLEY A. HAMPTON who took title as SHIRLEY A. FORRESTER**

Grantor(s), hereby convey and warrant to

**THOMAS PATRICK JEWELL,**

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:

The South 80 feet of Lot 578 in Block 115, MILLS ADDITION to the City of Klamath Falls, 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 **\$30,000.00**.

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 and Trust Deed dated July 16, 2004, recorded on July 22, 2004 in Volume M04, page 48171, Microfilm Records of Klamath County, Oregon in favor of Umpqua Bank, its successors and/or assigns, as Beneficiary. The above named Grantee DOES NOT agree to assume nor pay in full the above described Trust Deed and the Grantors named herein agree to hold the Grantee named herein harmless therefrom.

429mt

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 9-26-11 day of September, 2011.

(X) Stanley P. Hampton  
STANLEY P. HAMPTON

(X) Shirley A. Hampton  
SHIRLEY A. HAMPTON formerly known as Shirley A.  
Forrester

STATE OF CALIFORNIA

ss.  
COUNTY OF Amador

On Sept. 21, 2011 before me, Jeanne Dudak personally appeared STANLEY P. HAMPTON and SHIRLEY A. HAMPTON formerly known as Shirley A. Forrester personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Jeanne Dudak

