



THIS SPACE

2011-011753
Klamath County, Oregon



00108954201100117530020022

10/20/2011 03:14:09 PM

Fee: \$42.00

After recording return to:
SONDRA N. HAMILTON
4680 Cannon Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
SONDRA N. HAMILTON
4680 Cannon Ave.
Klamath Falls, OR 97603

Escrow No. MT91463-DS
Title No. 0091463
SWD r.042611

STATUTORY WARRANTY DEED

CHARLES MASTEN,

Grantor(s), hereby convey and warrant to

SONDRA N. HAMILTON, a single woman

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 Westerly 65 feet of Lots 45, 46, 47 and 48, Block 7, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$153,000.00**.

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:

42nd

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 19th day of Oct., 2011.

Charles Masten
CHARLES MASTEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-19, 2011 by CHARLES MASTEN.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

