15 1783447



After recording return to: Crystal McMahon 5264 Wicket Court Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Crystal McMahon 5264 Wicket Court Klamath Falls, OR 97603

File No.: 7021-1783447 (ALF) October 25, 2011

2011-012216 Klamath County, Oregon



10/31/2011 02:48:10 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

THIS SPA

Bruce A. Hurst, Grantor, conveys and warrants to Crystal McMahon, 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:

The NE 1/4 NE 1/4 SE 1/4 of Section 17, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The NW 1/4 NE 1/4 SE 1/4 of Section 17, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

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

The true consideration for this conveyance is \$8,700.00. (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 $2\mathbb{Z}$ day of $2\mathbb{C}$, 20//.	
Bruce A. Hurst		
STATE OF))ss.	_
This instrument was acknowledged be by Bruce A. Hurst .	fore me on this day of	, 20
	Notary for My commission expires:	Public
see entra	red othermy	son .

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 28 cctober 2011 before me, Lit of Roll Manual title of the officer) before me, Lit of Roll (Here insert name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to

personally appeared Bruce AIHO Hutt

State of California

County of (

VITNESS my hand and official seal. LISA POLOSON NOTARY PUBLIC - CALIFORNI COMMISSION # 1907524 NAPA COUNTY		e laws of the State of C	alifornia that the foregoing paragra
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