

1st 1792846- AF

2011-013033  
Klamath County, Oregon



THIS SPACE



11/22/2011 03:09:17 PM

Fee: \$42.00

After recording return to:  
Thomas W Medeiros  
520 Eureka Avenue  
Santa Rosa, CA 95403

Until a change is requested all tax statements  
shall be sent to the following address:  
Thomas W Medeiros  
520 Eureka Avenue  
Santa Rosa, CA 95403

File No.: 7021-1792846 (ALF)  
Date: November 14, 2011

### STATUTORY WARRANTY DEED

**Jon Gardner Bratta and Gayla Dawn Bratta, husband and wife**, Grantor, conveys and warrants to **Thomas W Medeiros**, 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 East 415 feet of Lot 5 Block 6 Also Known as Lot 5D, Block 6 Sycan Unit, Klamath Falls Forest Estates in the county of Klamath, state of Oregon.**

**Subject to:**

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 **\$11,000.00**. (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<sup>th</sup> day of November, 20 11.

Jon Gardner Bratta  
Jon Gardner Bratta

Gayla Dawn Bratta  
Gayla Dawn Bratta

STATE OF NC )  
County of WAKE ) ss.

This instrument was acknowledged before me on this 18 day of NOV, 20 11  
by **Jon Gardner Bratta and Gayla Dawn Bratta.**

Donald K. Amann  
Notary Public for NC  
My commission expires: 8-28-15

Donald K. Amann  
Notary Public  
Wake County, North Carolina  
My Commission Expires August 28, 2015