

NOT 91951-LW

THIS SPACE R

2011-013362
Klamath County, Oregon



00110853201100133620020028

12/01/2011 03:26:28 PM

Fee: \$42.00

After recording return to:

KIMBERLY A. STEWART

10663 WRIGHT AVENUE

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

KIMBERLY A. STEWART

10663 WRIGHT AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT91951-LW

Title No. 0091951

SWD r.042611

STATUTORY WARRANTY DEED

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON,

Grantor(s), hereby convey and warrant to

KIMBERLY A. STEWART,

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:

**Unit 10663, (Wright Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 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 **\$59,500.00**.

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:

4212110

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 30th day of November, 2011.

OREGON HOUSING AND COMMUNITY SERVICES
DEPARTMENT, STATE OF OREGON

(BY) Robert Larson
ROBERT LARSON, DEBT MANAGER

State of Oregon
County of Marion

This instrument was acknowledged before me on November 30, 2011 by ROBERT LARSON AS DEBT MANAGER OF OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE.

Craig E Tillotson
(Notary Public for Oregon)
My commission expires 4-11-13

