

WTC 93091-KR

THIS SP.

2012-002643

Klamath County, Oregon



00115198201200026430020026

03/12/2012 11:37:12 AM

Fee: \$42.00

Grantor:

Julie Parks

187 South Eldridge Road

Sequim, WA 98382

After recording return to:

Bret R. Zimmerman

841 Carolina Circle

Corona, CA 92882

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

Bret R. Zimmerman

841 Carolina Circle

Corona, CA 92882

Escrow No. MT93091-KR

Title No. 0093091

### STATUTORY WARRANTY DEED

**Julie Parks,**

Grantor(s), hereby convey and warrant to

**Bret R. Zimmerman,**

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:

Lots 5 and 6 in Block 26 of THIRD ADDITION TO NIMROD RIVER PARK, 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 **\$7,000.00**.

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:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



429m

Dated this 9<sup>th</sup> day of March, 12.

Julie Parks  
Julie Parks

State of Washington

County of Clallam

On this day personally appeared before me Julie Parks to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 9<sup>th</sup> day of March, 2012.



M. Christensen

Printed Name:

Notary Public in and for the State of

Washington residing at Clallam.

My appointment expires 1/28/15

NOTARY  
PUBLIC  
STATE OF WASHINGTON