

WTC 92970-DS

THIS SPACE

2012-003137

Klamath County, Oregon



00115797201200031370010016

03/26/2012 03:40:27 PM

Fee: \$37.00

After recording return to:

THOMAS R. COLLOM

1850 Miller Island Rd., West

Klamath Falls, OR 97603

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

THOMAS R. COLLOM

1850 Miller Island Rd., West

Klamath Falls, OR 97603

Escrow No. MT92970-DS

Title No. 0092970

SWD1 r.020212

STATUTORY WARRANTY DEED

MEL STEWART HOMES, INC., AN OREGON CORPORATION,

Grantor(s), hereby convey and warrant to

THOMAS R. COLLOM,

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:

Lot 27 of TRACT 1401, 1ST ADDITION TO SAGE MEADOWS PHASE 1, 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 \$160,000.00.

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.

Dated this 21st day of March, 2012.

Mel Stewart Homes, Inc., an Oregon Corporation

BY: Matthew Stewart
MATTHEW STEWART, TREASURER

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 21, 2012 by Matthew Stewart, Treasurer for Mel Stewart Homes, Inc. an Oregon Corporation.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015



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