



THIS SP/

2012-003610

Klamath County, Oregon



00116340201200036100020029

04/06/2012 03:23:56 PM

Fee: \$42.00

After recording return to:

Ernest F. Szeremi

P.O. Box 311

Crescent, OR 97733

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

Ernest F. Szeremi

P.O. Box 311

Crescent, OR 97733

Escrow No. OM137869SL

Title No. 0093077

SWD r.020212

### STATUTORY WARRANTY DEED

**Troy A. Brightbill,**

Grantor(s), hereby convey and warrant to

**Ernest F. Szeremi,**

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 2 in Block 1 of RIVER WEST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

149360 051

M894183 048

2408-025D0-03300-000

M-307645

The true and actual consideration for this conveyance is \$79,000.00.

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:

42bmf

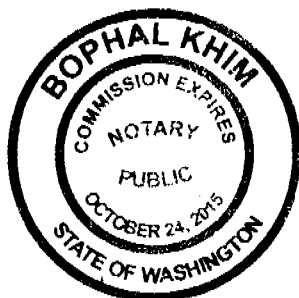
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

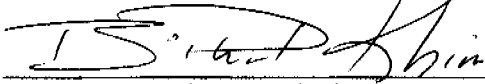
Dated this 4<sup>TH</sup> day of APRIL, 2012.

  
\_\_\_\_\_  
Troy A. Brightbill

State of WASHINGTON  
County of COWLITZ

This instrument was acknowledged before me on 4/4, 2012 by Troy A. Brightbill.



  
\_\_\_\_\_  
(Notary Public)

My commission expires 10/24/15