



MTC 94795-LW

THIS SPACE RESERVED FOR RECORDER'S USE

2012-011357  
Klamath County, Oregon  
10/12/2012 11:32:54 AM  
Fee: \$42.00

After recording return to:

TIMOTHY J. ADAMS

1026 JEFFERSON ST.

KLAMATH FALLS, OR 97601

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

TIMOTHY J. ADAMS

1026 JEFFERSON ST.

KLAMATH FALLS, OR 97601

Escrow No. MT94795-LW

Title No. 0094795

SWD r.020212

### STATUTORY WARRANTY DEED

**EDWARD JAMES BROWN, JR. and GINA VIRAY BROWN, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**TIMOTHY J. ADAMS,**

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:

A parcel of land being 45 feet off the Northeasterly side of Lot 7 and 5 feet off the Southwesterly side of Lot 8 in Block 50 in NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Commencing at a point on the Northwest line of Block 50 of said NICHOLS ADDITION, 150 feet Northeasterly from the Northwest corner of said Block; thence, Southeasterly and parallel with 11th Street, 110 feet to the alley; thence, Northeasterly along the Northwest line of the alley, 50 feet; thence, Northwesterly and parallel with 11th Street, 110 feet to Jefferson (formerly Bush) Street; thence, Southwesterly along the Southeasterly line of said Jefferson Street, 50 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$122,570.00**.

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:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

42 AMT

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.

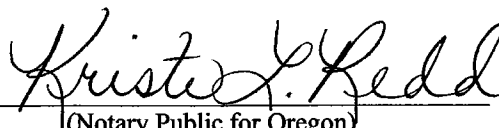
Dated this **11th** day of **October, 2012**.

  
EDWARD JAMES BROWN, JR.

  
GINA VIRAY BROWN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on **October 11, 2012** by EDWARD JAMES BROWN, JR. and GINA VIRAY BROWN.

  
(Notary Public for Oregon)  
My commission expires 11/16/2015

