

2013-000501
Klamath County, Oregon
01/15/2013 09:22:19 AM
Fee: \$47.00

MTL 96203
RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Charles W Sams and Denise Sams, who
acquired title as Denise Mustain
955 E Hill Rd.
Willits, CA 95490

GRANTEE:
William Behan and Julie Behan
PO Box 53
Brightwood, OR 97011

SEND TAX STATEMENTS TO:
William Behan and Julie Behan
PO Box 53
Brightwood, Or 97011

AFTER RECORDING RETURN TO:
William Behan and Julie Behan
PO Box 53
Brightwood, Or 97011

Escrow No: 20120067589-FTPOR07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charles W Sams and Denise Sams, who acquired title as Denise Mustain, Grantor, conveys and warrants to

William Behan and Julie Behan, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 5, 6, 7 and 8 in Block 1, TRACT 1101, PINECREST, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

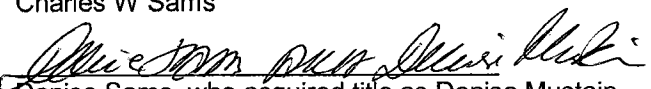
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$80,000.00. (See ORS 93.030)

Subject to and excepting: items of record

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: January 3, 2013


Charles W Sams


Denise Sams, who acquired title as Denise Mustain

47 AMT
20120067589-FTPOR07
Deed (Warranty-Statutory)

State of California
COUNTY of _____

This instrument was acknowledged before me on January ____, 2013.

by Charles W Sams and Denise Sams,

Notary Public State of _____
My commission expires: _____

See *Carl*
ack

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Mendocino

On 1-7-13 before me, KATHLYN DAVIDSON, Notary Public,
DATE

personally appeared Denise Sams & Charles W. Sams
NAME(S) OF SIGNER(S)

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kathlyn Davidson
SIGNATURE OF NOTARY



THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

TITLE OR TYPE OF DOCUMENT Statutory Warranty Deed

NUMBER OF PAGES 1 DATE OF DOCUMENT 1-7-13

SIGNER(S) OTHER THAN NAMED ABOVE None