

mtc 1396-11052

After recording return to:

Matthew W. Brawn
5101 Glenwood Drive
Klamath Falls, OR 97601

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

Matthew W. Brawn
5101 Glenwood Drive
Klamath Falls, OR 97601

2013-001246

Klamath County, Oregon



02/04/2013 10:24:19 AM

Fee: \$37.00

**STATUTORY
BARGAIN AND SALE DEED**

Matthew W. Brawn, Grantor, conveys to Matthew W. Brawn and Teresa L. Mudrow, not as tenants in common but with rights of survivorship, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Lots 31 and 32 in TRACT 1445, REGENCY ESTATES, PHASE 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated February 1, 2013.

Matthew W. Brawn

Matthew W. Brawn

AMERITITLE ,has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on February 1, 2013
by B Jean Phillips
This instrument was acknowledged before me on February 1, 2013
by Matthew W. Brawn
as _____
of _____



37 Amt

B Jean Phillips
My commission expires 3-2-16

Notary Public for Oregon