

1st  
2072720



After recording return to:  
Linda S. Jackman  
1260 Mt. Shadows Blvd  
Redding, CA 96003

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Linda S. Jackman  
1260 Mt. Shadows Blvd  
Redding, CA 96003

File No.: 7164-2072720 (RLH)  
Date: April 12, 2013

THIS SPACE RESERVED FOR RECORD

2013-004727

Klamath County, Oregon

05/03/2013 10:25:18 AM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Southern Oregon Credit Service, Inc., an Oregon Corporation**, Grantor, conveys and warrants to **Linda S. Jackman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of KLAMATH, State of Oregon, described as follows:

**South Half Northwest Quarter Southwest Quarter of Section 10, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$38,000.00**. (Here comply with requirements of ORS 93.030)

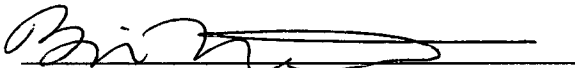
F.  
47.-

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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 2 day of May, 20 13.

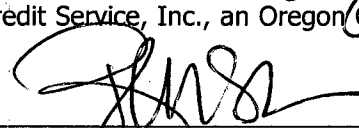
Southern Oregon Credit Service, Inc., an  
Oregon Corporation

  
By: Brian Watkins, President

STATE OF Oregon )  
 )ss.  
County of Jackson )

This instrument was acknowledged before me on this 2 day of May, 20 13  
by Brian Watkins as President of Southern Oregon Credit Service, Inc., an Oregon Corporation, ~~on behalf~~  
of the 



  
Randi Lea Hansen  
Notary Public for Oregon  
My commission expires: 09/24/2013