



THIS SPACE RESERVED FOR RECORDER'S USE

2013-007267

Klamath County, Oregon

06/25/2013 11:30:14 AM

Fee: \$42.00

After recording return to:

City of Klamath Falls, a municipal
corporation

500 Klamath Avenue

Klamath Falls, OR 97601

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

City of Klamath Falls, a municipal
corporation

500 Klamath Avenue

Klamath Falls, OR 97601

Escrow No. MT97934-KR

Title No. 0097934

SWD r.020212

STATUTORY WARRANTY DEED

John N. Brooks and Lorelei Brooks, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

City of Klamath Falls, a municipal corporation,

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:

PARCEL 1:

Lot 5, Block 34, ORIGINAL TOWN of Klamath Falls (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT a strip of land two feet in width off the Easterly side of said lot, ALSO SAVING AND EXCEPTING the 20 foot alley off the Southeasterly side of said lots 5 and 6 conveyed to the Town of Klamath Falls by Deed recorded in Book 17 at page 46, Records of Klamath County, Oregon.

PARCEL 2:

A strip of land two feet in width off the Easterly side of said Lots 5 and a strip of land two feet in width off the Westerly side of said Lot 6, in said Block 34, ORIGINAL TOWN OF KLAMATH FALLS (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, except a strip 20 feet in width off the rear end of said lots.

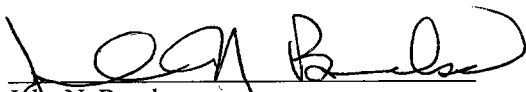
The true and actual consideration for this conveyance is **\$60,000.00**.

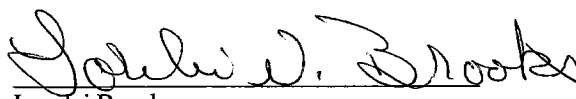
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

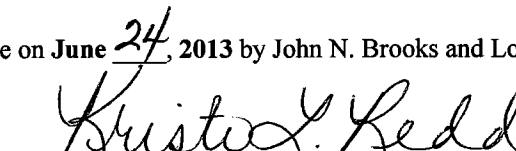
Dated this 24th day of June, 2013.


John N. Brooks


Lorelei Brooks

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 24, 2013 by John N. Brooks and Lorelei Brooks.


(Notary Public for Oregon)

My commission expires 11/16/2015

