



THIS SPACE RESERVED FOR RE

2013-010448
Klamath County, Oregon
09/13/2013 11:13:46 AM
Fee: \$42.00

After recording return to:
Scott Craig Jones
PO Box E
Klamath Falls, OR 97601-0021

Until a change is requested all tax statements shall be sent to the following address:
Scott Craig Jones
PO Box E
Klamath Falls, OR 97601-0021

Escrow No. MT98670-CT
Title No. 0098670
SWD r.020212

STATUTORY WARRANTY DEED

Gregory Mark Brooks,

Grantor(s), hereby convey and warrant to

Scott Craig Jones,

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 tract of land situated in the SW1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being a portion of Tract 27 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon and being more particularly described as follows:

Beginning at the most Northerly point of said Tract 27; thence along the Northeasterly line of said Tract 27 South 43°30'00" East 145.20 feet; thence South 46°30'00" West 98.50 feet; thence North 43°30'00" West 145.20 feet to the Northwesterly line of said Tract 27; thence along said Northwesterly line North 46°30'00" East 98.50 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$6,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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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 13 day of September, 2013.

Gregory Mark Brooks
Gregory Mark Brooks

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 13, 2013 by Gregory Mark Brooks.

Cherice F. Treasure
(Notary Public for Oregon)
My commission expires 6/17/2016

