

2013-012248

Klamath County, Oregon

Judi Stocks-Evans

RETURN TO:	MAIL TAX STATEMENTS:
Brandsness, Brandsness & Rudd, P.C.	Judi Stocks-Evans
411 Pine Street	36050 E. Highway 140
Klamath Falls, OR 97601	Beatty, OR 97621



00144457201300122480020027

10/31/2013 11:07:58 AM

Fee: \$42.00

- SPECIAL WARRANTY DEED -

Anthony Monroe Bray, Grantor, whose address is c/o 6829 Lee Road, Newton Falls, OH 44444, conveys and specially warrants to Judi Stocks-Evans, formerly known as Judi Centers, Grantee, whose address is 36050 E. Highway 140, Beatty, OR 97621, Grantor's undivided one-third interest as tenant in common in the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 5, Block 3, TRACT 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: 1. Taxes and Assessments; 2. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 446.561 through 446.646, Oregon Revised Statutes, and is subject to registration as provided therein.; 3. Reservations as contained in plat dedication, to wit: "Subject to: (1) All applicable zoning ordinances and recorded restrictive covenants; (2) Building set back lines are 75 feet from centerline of street on which the lot fronts and 50 feet from centerline of street on which the lot sides; (3) A 16 foot utility easement centered on all side and back lot lines; (4) Drainage easements as shown on the annexed plat."; 4. Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof, Recorded: April 2, 1974, Volume: M74, page 4015, Microfilm Records of Klamath County, Oregon; Rerecorded: September 2, 1975; Volume: M75, page 10294, Microfilm Records of Klamath County, Oregon; Amended; Recorded: May 31, 1985, Volume: M85, page 7993, Microfilm Records of Klamath County, Oregon

The true and actual consideration for this conveyance is \$32,000.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 29th day of March, 2012.

Anthony Monroe Bray
Anthony Monroe Bray

STATE OF _____, County of _____ ss.

Personally appeared before me this _____ day of _____, 2012, the above-named Anthony Monroe Bray, and acknowledged the foregoing instrument to be his voluntary act.

see attached
"California All-Purpose
Acknowledgment"

Notary Public for _____
My Commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of TULARE

On March 29, 2012

DATE

before me, MARIA A. VARGAS, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared ANTHONY MONROE BRAYXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX,

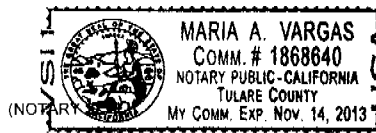
NAME(S) OF SIGNER(S)

who 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.

Maria A. Vargas
SIGNATURE OF NOTARY PUBLIC



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

Self

DESCRIPTION OF ATTACHED DOCUMENT

SPECIAL WARRANTY DEED

TITLE OR TYPE OF DOCUMENT

1 plus this one

NUMBER OF PAGES

03/29/2012

DATE OF DOCUMENT

none

SIGNER(S) OTHER THAN NAMED ABOVE