

Judi Stocks-Evans

2013-012250

Klamath County, Oregon

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Judi Stocks-Evans
36050 E. Highway 140
Beatty, OR 97621



00144459201300122500010014

10/31/2013 11:08:39 AM

Fee: \$37.00

- SPECIAL WARRANTY DEED -

David Matthew Bray, Grantor, whose address is 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 24 day of Feb, 2012.

David Matthew Bray
David Matthew Bray

STATE OF OHIO, County of Trumbull) ss.

Personally appeared before me this 21st day of February, 2012, the above-named David Matthew Bray, and acknowledged the foregoing instrument to be his voluntary act.



EVA L. SABOLEK-SMITH
NOTARY PUBLIC, STATE OF OHIO
PORTAGE COUNTY
My Comm. Expires Nov. 17, 2012

Eva L. Sabolek-Smith
Notary Public for Ohio
My Commission expires: 11/17/2012