



After recording return to:

Charles I. Jackson, Sr.

2772 Eastmount Street

Klamath Falls, OR 97603

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

Charles I. Jackson, Sr.

2772 Eastmount Street

Klamath Falls, OR 97603

Escrow No. MT99475-MS

Title No. 0099475

SWD r.020212

MT99475-MS

THIS SPACE RESERVED FOR RECORD

2013-014099

Klamath County, Oregon

12/27/2013 02:53:55 PM

Fee: \$47.00

RECORDED ELECTRONICALLY	
ID _____	County _____
Date _____	Time _____
simplifile www.simplifile.com 800.460.5657	

STATUTORY WARRANTY DEED

Poser Investments, Inc., Retirement Trust,

Grantor(s), hereby convey and warrant to

Charles I. Jackson, Sr.,

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:

Lot 5 in Block 1 of EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$127,500.00**.

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:

474111

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 23rd day of December, 2013

Poser Investments, Inc., Retirement Trust

BY [Signature]

Walter Poser, Trustee

STATE OF CALIFORNIA

ss.

COUNTY OF _____

On _____, 2013 before me, _____ personally appeared Walter Poser, Trustee of Poser Investments, Inc., Retirement Trust personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

See Attached

Description of Attached Document:

Title or Type of Document: Statutory Warranting Deed

Document Date: December 23, 2013

Number of Pages 2

State of California

County of Los Angeles

On 12/23/13 — before me, Annalesca Duffy, Notary Public,
personally appeared Walter Poser, 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.

Signature: Annalesca Duffy (Seal)

