

2015-003869

Klamath County, Oregon



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04/24/2015 03:55:58 PM

Fee: \$47.00

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

MAIL TAX STATEMENTS:
Carolyn E. Brown
P.O. Box 141
Keno, OR 97627

GRANTOR:

Judy C. Crain
1701 N. Jones Blvd. #1058
Las Vegas, NV 89108

GRANTEE:

Carolyn E. Brown
P.O. Box 141
Keno, OR 97627

- WARRANTY DEED -

Judy C. Crain, Grantor, conveys and warrants to Carolyn E. Brown, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot Thirteen (13) in Block Six (6) in the Town of Doten, with the improvements thereon, which said Lot is shown on the plat of Doten, filed and recorded in the office of the clerk of Klamath County, Oregon,

Together with the tenements, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining.

SUBJECT TO AND EXCEPTING:

All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments, excepting those created or caused by Grantor.

The true and actual consideration for this transfer is fulfillment of estate plan.

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

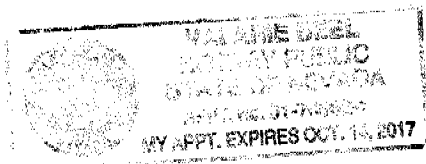
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER
ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO
11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS 2010.

Dated this 30 day of January, 2015.

Judy C. Crain

STATE OF NEVADA)
) ss.
County of Clark)

Personally appeared before me this 30 day of January 2015,
the above named Judy C. Crain and acknowledged the foregoing
instrument to be her voluntary act and deed.



Valarie Deel
Notary Public for Nevada

My Commission expires: 10/14/17