

2008-010157

Klamath County, Oregon



00049815200800101570020027

07/15/2008 03:01:05 PM

Fee: \$26.00

After Recording Return to:

GALEN NORMAN and SANDRA K. FENTER

4906 S. 318th STREET

AUBURN, WA 98001

Until a change is requested all tax statements

Shall be sent to the following address:

GALEN NORMAN and SANDRA K. FENTER

Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE: 65799 PC

ROBERT L. HUTCHINS and CATHY J. HUTCHINS, Trustees of the HUTCHINS FAMILY REVOCABLE TRUST OF 2002, herein called grantor, convey(s) to GALEN NORMAN and SANDRA K. FENTER, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$235,000.00.
(here comply with the requirements of ORS 93.930)


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated July 2, 2008.

HUTCHINS FAMILY REVOCABLE TRUST OF 2002



BY: ROBERT L. HUTCHINS, TRUSTEE



BY: CATHY J. HUTCHINS, TRUSTEE

STATE OF CALIFORNIA, County of Shasta ss.

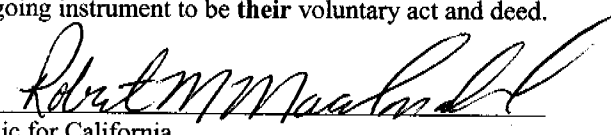
Robert L. Hutchins and Cathy J. Hutchins as Trustees of the

On July 7th, 2008 personally appeared the above named HUTCHINS FAMILY REVOCABLE TRUST OF 2002 and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065799

Before me: 
Notary Public for California
My commission expires: Nov 8, 2011

Official Seal

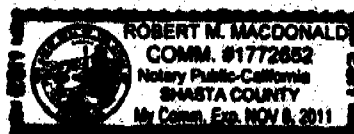


Exhibit A

That portion of the SW 1/4 of Section 24, and the N 1/2 of the N 1/2 of the NW 1/4 of Section 25, lying East of the Southern Pacific Railroad and Westerly of the center thread of the Williamson River, in Township 32 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

CODE:008 MAP:3207-02400 TL: 01100 KEY:# 84802

CODE:008 MAP:3207-02500 TL: 00200 KEY:# 846204