

NTC 82384

2008-011582
Klamath County, Oregon

After recording return to:
Shawn W. Kruse PO Box 1615 La Pine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



08/14/2008 03:47:26 PM

Fee: \$21.00

Order Number: 8866

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Mary Lee Dawson, Trustee, of the Mae Ella Sims Revocable Living Trust, Dated June 17, 2002 Grantor conveys and warrants to **Shawn W. Kruse, a married man, as his sole and separate property, Grantee** the following described real property free of encumbrances except as specifically set forth herein:

Lot 4, Block 9, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 141661

Map/Tax Lot No(s): 2310-036d0-03200-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$47,500.00**. (Here comply with requirements of ORS 93.030.)

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 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

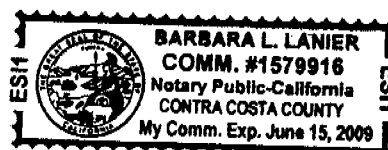
Executed this 11 day of August, 2008

Mary Lee Dawson, Trustee

State of **California**, County of Alameda) ss.

This instrument was acknowledged before me on this 11th day of August, 2008 by **Mary Lee Dawson, Trustee of the Mae Ella Sims Revocable Living Trust, Dated June 17, 2002.**

Notary Public for ~~Oregon~~ California



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