

MT83141-DS

THIS SPACE R

2008-013444

Klamath County, Oregon



00053946200800134440020020

09/29/2008 03:09:29 PM

Fee: \$26.00

After recording return to:

LAURA HUDSON

P. O. BOX 104

CRATER LAKE, OR 97604

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

LAURA HUDSON

P. O. BOX 104

CRATER LAKE, OR 97604

Escrow No. MT83141-DS

Title No. 0083141

SWD

STATUTORY WARRANTY DEED

STEPHEN NAPIER AND MARY ANNA NAPIER, TRUSTEES OF THE NAPIER TRUST, DATED JUNE 11, 2003, Grantor(s) hereby convey and warrant to **LAURA HUDSON**, 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 6, Block 3, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$210,000.00**.

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. 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.

204411

Dated this 25th day of SEPTEMBER, 2008

THE NAPIER TRUST, DATED JUNE 11, 2003

BY: Stephen Napier, Trustee
STEPHEN NAPIER, TRUSTEE

BY: Mary Anna Napier, Trustee
MARY ANNA NAPIER, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Los Angeles^{ss.}

On 9-25-2008, 2008 before me, FRED J. D. BERNARDO personally appeared STEPHEN NAPIER AND MARY ANNA NAPIER, 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 they executed the same in their authorized capacity(ies), and that by their 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 Fred J. D. Bernardo

