

UTC 83433-TM



After recording return to:

GARY GIBSON & TABITHA ABEL  
41250 BROOK TROUT LANE  
CHILOQUIN, OR 97624

THIS SPACE

2008-013501

Klamath County, Oregon



09/30/2008 11:47:15 AM

Fee: \$21.00

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

GARY GIBSON & TABITHA ABEL  
41250 BROOK TROUT LANE  
CHILOQUIN, OR 97624

Escrow No. MT83433-TM  
Title No. 0083433

### STATUTORY WARRANTY DEED

**TROY L. WHITTON AND THETA M. WHITTON, TRUSTEES OF THE WHITTON REVOCABLE LIVING TRUST**, Grantor(s) hereby convey and warrant to **GARY GIBSON and TABITHA ABEL, husband and wife**, 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:

Lots 6 and 7 of Block 6 of WEST CHILOQUIN and the alley adjoining said Lots 6 and 7 and portion of Lot 1 of Block 6 of WEST CHILOQUIN, described as follows:

Lot 1, Block 6 less the following: Beginning at the Southwesterly corner of said Lot 1; thence Easterly along the line between Lots 1 and 2 to the Westerly line of Wasco Avenue; thence Northerly along said Westerly line 69 feet; thence Westerly parallel to the line between Lots 1 and 2 to the Easterly line of an alley as shown on the plat; thence Southerly along said line to the Point of Beginning.

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 **\$120,000.00**.

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.

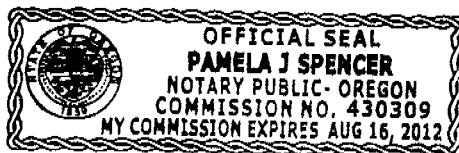
Dated this 26th day of September, 2008.

THE WHITTON REVOCABLE LIVING TRUST

BY: Troy L. Whitton  
TROY L. WHITTON, TRUSTEE

BY: Theta M. Whitton  
THETA M. WHITTON, TRUSTEE

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on Sept 26, 2008 by TROY L. WHITTON AND THETA M. WHITTON, TRUSTEES OF THE WHITTON REVOCABLE LIVING TRUST.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2012

21amt