

NTC 83288-SH

2008-014819

THIS SPACE RE:

Klamath County, Oregon



10/31/2008 03:23:06 PM

Fee: \$26.00

After recording return to:

JESSICA B. CHASTAIN

916 N 3RD STREET

KLAMATH FALLS, OR 97601

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

JESSICA B. CHASTAIN

916 N 3RD STREET

KLAMATH FALLS, OR 97601

Escrow No. MT83288-SH

Title No. 0083288

SWD

STATUTORY WARRANTY DEED

ARNOLD B. ADVOCATE AND ALEXANDRA D. ADVOCATE, TRUSTEES OF THE ARNOLD B. ADVOCATE AND ALEXANDRA D. ADVOCATE TRUST AGREEMENT, DATED NOVEMBER 5, 1992, Grantor(s) hereby convey and warrant to **JESSICA B. CHASTAIN**, 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 15 in Block 100, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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:

The true and actual consideration for this conveyance is **\$75,000.00**.

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.

26 Amt

Dated this 30th day of October, 2008

THE ARNOLD B. ADVOCATE AND ALEXANDRA D. ADVOCATE TRUST AGREEMENT

BY: Arnold B. Advocate, Trustee
ARNOLD B. ADVOCATE, TRUSTEE

BY: Alexandra D. Advocate, Trustee
ALEXANDRA D. ADVOCATE, TRUSTEE

State of California
County of Sonoma

This instrument was acknowledged before me on October 30, 2008 by ARNOLD B. ADVOCATE AND ALEXANDRA D. ADVOCATE AS TRUSTEES OF THE ARNOLD B. ADVOCATE AND ALEXANDRA D. ADVOCATE TRUST AGREEMENT.

[Signature]
(Notary Public for California)

My commission expires September 25, 2009

