

MT85250-LW

THIS SPACE RE

2009-007845

Klamath County, Oregon



06/05/2009 03:42:31 PM

Fee: \$26.00

After recording return to:

SUSAN C. WILEY

6510 S. SITH ST, PMB #20

KLAMATH FALLS, OR 97603

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

SUSAN C. WILEY

6510 S. SITH ST, PMB #20

KLAMATH FALLS, OR 97603

Escrow No. MT85250-LW

Title No. 0085250

SWD

STATUTORY WARRANTY DEED

DIANE F. HUNTER, TRUSTEE OF THE DIANE F. HUNTER LIVING TRUST DATED NOVEMBER 29, 2000 AND DIANE FAIR HUNTER TRUSTEE OF THE HUNTER TRUST, Grantor(s) hereby convey and warrant to **SUSAN C. WILEY**, 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 4 in Block 28 of FIRST ADDITION KLAMATH FOREST ESTATES, 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 **\$12,000.00**.

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.

2009-007845

Dated this 3rd day of June, 2009.

DIANE F. HUNTER, TRUSTEE OF THE DIANE F. HUNTER LIVING TRUST DATED NOVEMBER 29, 2000

BY: Diane F. Hunter, Trustee
DIANE F. HUNTER, TRUSTEE

DIANE FAIR HUNTER, TRUSTEE OF THE HUNTER TRUST

BY: Diane Fair Hunter
DIANE FAIR HUNTER

State of Arizona
County of Maricopa

This instrument was acknowledged before me on 06/03, 2009 by DIANE F. HUNTER, TRUSTEE OF THE DIANE F. HUNTER LIVING TRUST DATED NOVEMBER 29, 2000 AND DIANE FAIR HUNTER TRUSTEE OF THE HUNTER TRUST

Leticia M. Rogers
(Notary Public)

My commission expires 01/04/11

