

NOT 85195 KR

THIS SPACE RE

2009-011106

Klamath County, Oregon



08/18/2009 03:16:09 PM

Fee: \$21.00

After recording return to:

Roger G. Taylor

24265 Suty Road

Malin, OR 97632

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

Roger G. Taylor

24265 Suty Road

Malin, OR 97632

Escrow No. MT85195-KR

Title No. 0085195

SWD

STATUTORY WARRANTY DEED

Thomas W. Haley, Trustee of The Thomas W. Haley Revocable Living Trust, dated July 23, 1996, Grantor(s) hereby convey and warrant to **Roger G. Taylor**, 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:

Government Lots 20 and 21 in Section 12, Township 41 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, Excepting therefrom that portion conveyed to Great Northern Railway Company by deed recorded April 30, 1931 in Volume 95 at Page 161 Deed Records of Klamath County, Oregon; and Except that portion lying within Suty Road.

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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$132,500.00.

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 14th day of August, 2009.

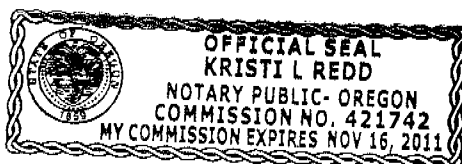
The Thomas W. Haley Revocable Living Trust, dated July 23, 1996

⊗ BY: Thomas W. Haley Trustee
Thomas W. Haley, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 14, 2009 by Thomas W. Haley, Trustee of The Thomas W. Haley Revocable Living Trust, dated July 23, 1996.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

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