

2009-012114

Klamath County, Oregon



THIS SPACE



09/10/2009 10:33:15 AM

Fee: \$26.00

After recording return to:
Charles J. King and Caroline N. H.
King
5829 Springcrest
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Charles J. King and Caroline N. H. King
5829 Springcrest
Klamath Falls, OR 97603

File No.: 7021-1452661 (DMC)
Date: August 12, 2009

STATUTORY WARRANTY DEED

Donald R. Zalunardo, successor trustee of the Laura F. Zalunardo Revocable Living Trust U/A/D 4/2/04, Grantor, conveys and warrants to Charles J. King and Caroline N. H. King as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 15 IN TRACT 1344-SEVENTH ADDITION TO NORTH HILLS-PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$169,000.00**. (Here comply with requirements of ORS 93.030)

F24-

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 4 day of September, 2009

Donald R. Zalunardo, Successor Trustee of
the Laura F. Zalunardo Revocable Living
Trust U/A/D 4/2/04

Donald R. Zalunardo Successor Trustee
Donald R. Zalunardo, Successor Trustee

STATE OF)

)ss.

County of)

This instrument was acknowledged before me on this 4th day of Sept, 2009
by Donald R. Zalunardo as Successor Trustee of Donald R. Zalunardo, Successor Trustee of the Laura F.
Zalunardo Revocable Living Trust U/A/D 4/2/04, on behalf of the Trust.



Terri J. Osborne

Notary Public for

My commission expires: 5/26/10