

NOTE 86715-SH

2010-000293

Klamath County, Oregon



THIS SPAC



01/08/2010 03:29:21 PM

Fee: \$47.00

After recording return to:

RALPH A. CRAWFORD

1221 ELDORADO AVENUE

KLAMATH FALLS, OR 97601

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

RALPH A. CRAWFORD

1221 ELDORADO AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT86715-SH

Title No. 0086715

SWD-EM

STATUTORY WARRANTY DEED

JOAN M. WARF AND LARRY C. HELTON, CO-SUCCESSOR TRUSTEES OF THE NASH 1991 FAMILY TRUST UDA DATED SEPTEMBER 20, 1991, Grantor(s) hereby convey and warrant to **RALPH A. CRAWFORD and JOAN E. CRAWFORD**, as tenants by the entirety, 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 13 in Block 33, HOT SPRINGS 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 **\$174,000.00**.

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.

ATAMT

Dated this 5 day of Jan, 2010

THE NASH 1991 FAMILY TRUST UDA DATED SEPTEMBER 20, 1991

BY: *Joan M. Warf*
JOAN M. WARF, CO-SUCCESSOR TRUSTEE

BY: *[Signature]*
LARRY C. HELTON, CO-SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/5, 2010 by JOAN M. WARF AND LARRY C. HELTON,
AS CO-SUCCESSOR TRUSTEES OF THE NASH 1991 FAMILY TRUST UDA DATED SEPTEMBER 20, 1991.

Corrine Hellmann
(Notary Public for Oregon)

My commission expires 6/16/2010



Dated this 4th day of January, 2010.

THE NASH 1991 FAMILY TRUST UDA DATED SEPTEMBER 20, 1991

BY: X
JOAN M. WARF, CO-SUCCESSOR TRUSTEE

BY: Larry C. Helton, etc
LARRY C. HELTON, CO-SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-4-2010, 2009 by ~~JOAN M. WARF AND~~ LARRY C. HELTON,
AS CO-SUCCESSOR TRUSTEES OF THE NASH 1991 FAMILY TRUST UDA DATED SEPTEMBER 20, 1991.

Sonya Allen
(Notary Public for Oregon)

My commission expires 11-3-11

