

NTC 86145-KR



THIS SPACE

2010-000922

Klamath County, Oregon



01/26/2010 11:33:32 AM

Fee: \$37.00

After recording return to:  
Tod Hunsaker Living Trust dated July 30, 2007  
5342 Alva Ave.  
Klamath Falls, OR 97603

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

Tod Hunsaker Living Trust dated July 30, 2007  
5342 Alva Ave.  
Klamath Falls, OR 97603

Escrow No. MT86145-KR  
Title No. 0086145  
SWD

### STATUTORY WARRANTY DEED

**Beverly A. Ervin**, Grantor(s) hereby convey and warrant to **Tod Hunsaker, trustee or his successors in trust under the Tod Hunsaker Living Trust dated July 30, 2007, and any amendments thereto**, 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:

**Parcel 2 of Land Partition 18-92 situated in Section 16, Township 40 South, Range 10 East of the Willamette Meridian, 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 **\$350,000.00**.

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.

Dated this 29<sup>th</sup> day of December, 2009

Beverly A. Ervin  
Beverly A. Ervin

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 27, 2009 by Beverly A. Ervin.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

37Amf