

2010-002256

Klamath County, Oregon



00079976201000022560020025

THIS SPACE

02/12/2010 10:32:11 AM

Fee: \$42.00



After recording return to:
Tyler C. Simmons
614 Mt. Whitney
Klamath Falls, OR

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

Tyler C. Simmons
614 Mt. Whitney
Klamath Falls, OR

File No.: 7021-1522729 (DMC)
Date: January 19, 2010

STATUTORY WARRANTY DEED

Donna T. Ford, Trustee of the Donna T. Ford Trust, Grantor, conveys and warrants to **Tyler C. Simmons**, 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:

**THE WESTERLY 26.1 FEET OF LOT 3 AND THE EASTERLY 40.6 FEET OF LOT 4, BLOCK 14
FIRST ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE 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.

The true consideration for this conveyance is **\$121,500.00**. (Here comply with requirements of ORS 93.030)

F-42-

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 10 day of February, 2010.

Donna T. Ford, Trustee of the Donna T. Ford Trust

Donna T. Ford
Donna T. Ford, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of February, 2010 by Donna T. Ford as Trustee of Donna T. Ford, Trustee of the Donna T. Ford Trust, on behalf of the Trust.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2013