

WTC 87117-KR

THIS SPAC

2010-002516  
Klamath County, Oregon



02/19/2010 03:22:52 PM

Fee: \$37.00

After recording return to:

Pat Truitt

5229 Redwood Drive

Grants Pass OR

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

Pat Truitt

5229 Redwood Drive

Grants Pass OR

Escrow No. MT87117-KR

Title No. 0087117

SWD r.012910

### STATUTORY WARRANTY DEED

Gerald D. Ross, Grantor(s) hereby convey and warrant to Pat Truitt, 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:

#### LEGAL DESCRIPTION

##### Parcel 1:

Beginning at the center of Section 31, thence North 626.8 feet, thence East 417.4 feet; thence South 626.8 feet; thence West 417.4 feet to the point of beginning, being situate in Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

##### Parcel 2:

The Westerly 30 feet of the NW1/4 SE1/4 of Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying North of Gerber 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:

The true and actual consideration for this conveyance is \$65,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

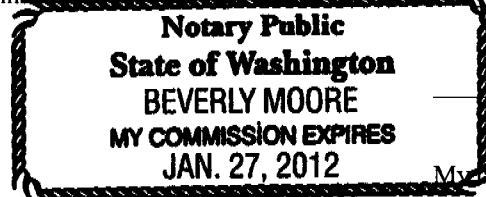
Dated this 16 day of February, 2010

Gerald D. Ross  
Gerald D. Ross

State of Washington

County of Klickitat

This instrument was acknowledged before me on 2-16, 2010 by Gerald D. Ross.



Beverly Moore  
(Notary Public for Oregon) Washington  
My commission expires 1/27/2012

37amt