

WTC 87034-KR

THIS SPA

2010-002915

Klamath County, Oregon



After recording return to:

Ryan J. Treasure
2545 California Avenue
Klamath Falls, OR 97601

03/04/2010 11:29:36 AM

Fee: \$37.00

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

Ryan J. Treasure
2545 California Avenue
Klamath Falls, OR 97601

Escrow No. MT87034-KR
Title No. 0087034
SWD r.012910

STATUTORY WARRANTY DEED

Mary Latricia Adams, Trustee of The Mary Latricia Adams Revocable Living Trust, Grantor(s) hereby convey and warrant to Ryan J. Treasure and Velvet N. James not as tenants in common, but with right of survivorship, 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 4 in Block 16, BUENA VISTA 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 \$135,000.00.

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 23rd day of February, 2010.

The Mary Latricia Adams Revocable Living Trust

X BY: Mary Latricia Adams, Trustee
Mary Latricia Adams, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb. 23, 2010 by Mary Latricia Adams, Trustee of The Mary Latricia Adams Revocable Living Trust.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

37Am