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THIS S

2010-002971

Klamath County, Oregon



03/05/2010 11:45:10 AM

Fee: \$37.00

After recording return to:

THE DANNY R. COHAN AND MARY A.  
HUNNICUTT REVOCABLE TRUST  
P.O. BOX 391  
ARIVACA, AZ 85601-0391

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

THE DANNY R. COHAN AND MARY A.  
HUNNICUTT REVOCABLE TRUST  
P.O. BOX 391  
ARIVACA, AZ 85601-0391

Escrow No. MT86992-LW

Title No. 0086992

SWD r.012910

### STATUTORY WARRANTY DEED

**DONALD T. RANDEL and DEBRA L. RANDEL, as tenants by the entirety, Grantor(s) hereby convey and warrant to DANNY R. COHAN AND MARY A. HUNNICUTT, TRUSTEES OF THE DANNY R. COHAN AND MARY A. HUNNICUTT REVOCABLE TRUST DATED NOVEMBER 20, 2009, 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 1 of Land Partition 4-03, being a replat of Parcel 2 of "Major Land Partition No. 38-89", situated in the S1/2 S1/2 of Section 29, the E1/2 of Section 32 and in Section 33, Township 39 South, Range 11 East of the Willamette Meridian, and the N1/2 of Section 4, Township 40 South, Range 12 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 \$465,000.00.

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 4 day of March, 2010.

Donald T. Randel  
DONALD T. RANDEL

Debra L. Randel  
DEBRA L. RANDEL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 4, 2010 by DONALD T. RANDEL and DEBRA L. RANDEL.



Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2011

37amt