

2010-003660

Klamath County, Oregon



00081694201000036600030031

THIS SPACE

03/24/2010 02:48:03 PM

Fee: \$47.00



After recording return to:
Gene Raquepau and Marilyn Ruth
Raquepau
81 E. Bluebird Avenue
Pahrump, NV 89060

Until a change is requested all tax statements
shall be sent to the following address:
Gene Raquepau and Marilyn Ruth
Raquepau
81 E. Bluebird Avenue
Pahrump, NV 89060

File No.: 7061-1547327 (MSR)

Date: March 12, 2010

14

STATUTORY WARRANTY DEED

Daniel J. Wilson and Shirley S Esch, not as tenants in common but with rights of survivorship, Grantor, conveys and warrants to Gene Raquepau and Marilyn Ruth Raquepau as Trustees of the Gene Raquepau and Marilyn Ruth Raquepau Revocable Trust, dated March 2, 2005, 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:

LOT 10 IN BLOCK 12 OF SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 **\$155,000.00**. (Here comply with requirements of ORS 93.030)

11

APN: R142358

Statutory Warranty Deed
- continued

File No.: 7061-1547327 (MSR)
Date: 03/12/2010

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 22 day of March, 2010.

Shirley S. Esch
Shirley S. Esch

Daniel J. Wilson
Daniel J. Wilson

STATE OF Oregon)
County of Marion)ss.
)

This instrument was acknowledged before me on this 22nd day of March, 2010
by **Shirley S. Esch**.



Georgia K. Willis
Notary Public for Oregon
My commission expires:

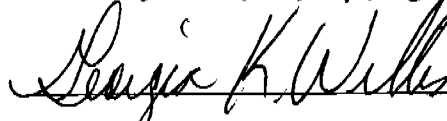
APN: **R142358**

Statutory Warranty Deed
- continued

File No.: **7061-1547327 (MSR)**
Date: **03/12/2010**

STATE OF Oregon)
County of Marion)ss.
)

This instrument was acknowledged before me on this 22nd day of March, 2010
by **Daniel J. Wilson**.



Notary Public for Oregon
My commission expires: