

2010-004838

Klamath County, Oregon



00083058201000048380030038

04/22/2010 03:08:46 PM

Fee: \$47.00



After recording return to:
Stacey A. Vaughan and Melanie M.
Vaughan
29200 Hwy 140 East
Klamath Falls, OR

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

Stacey A. Vaughan and Melanie M.
Vaughan
29200 Hwy 140 East
Klamath Falls, OR

File No.: 7021-1540886 (SFK)

Date: March 04, 2010

THIS SPACE

1st 1540886

STATUTORY WARRANTY DEED

Armand R. Laborde, trustee for the Armand R. Laborde Revocable Living Trust dated April 3, 1997, Grantor, conveys and warrants to **Stacey A. Vaughan and Melanie M. Vaughan, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$150,000.00**. (Here comply with requirements of ORS 93.030)

F

APN: R315698

Statutory Warranty Deed
- continued

File No.: 7021-1540886 (SFK)
Date: 03/04/2010

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 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12 day of April, 2010.

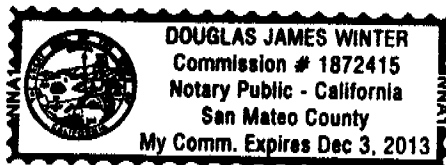
Armand R. Laborde Revocable Living Trust
dated April 3, 1997

Armand R. Laborde (Trustee)
Armand R. Laborde, Trustee

STATE OF CALIFORNIA)
~~Oregon~~)
County of SAN MATEO) ss.
~~Klamath~~)

This instrument was acknowledged before me on this 12 day of April, 2010
by as of Armand R. Laborde Revocable Living Trust dated April 3, 1997, on behalf of the .

[Signature]
Notary Public for CALIFORNIA
My commission expires: Dec 03 2013



APN: **R315698**

Statutory Warranty Deed
- continued

File No.: **7021-1540886 (SFK)**
Date: **03/04/2010**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**REAL PROPERTY IN THE COUNTY OF KLAMATH, STATE OF OREGON, COMMONLY KNOWN AS
29200 HIGHWAY 140 W, KLAMATH FALLS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 10, TOWNSHIP 36 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE
COUNTY OF KLAMATH, STATE OF OREGON, LYING SOUTHWESTERLY OF THE OREGON STATE
SECONDARY HIGHWAY DESIGNATED AS LAKE O' THE WOODS HIGHWAY NO. 270.**