

2010-007097

Klamath County, Oregon



THIS SPACE



00085641201000070970020020

06/10/2010 03:22:56 PM

Fee: \$42.00

After recording return to:
Rodney E. Clinton and Rebecca K.
Clinton
PO Box 233
Klamath Falls, OR 97601

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

Rodney E. Clinton and Rebecca K.
Clinton
PO Box 233
Klamath Falls, OR 97601

File No.: 7021-1553943 (ALF)

Date: March 26, 2010

1st 1553943

STATUTORY WARRANTY DEED

Lavonne Strunk Successor Trustee of the Frank L Toffell 1989 Revoable Trust, Grantor, conveys and warrants to **Rodney E. Clinton and Rebecca K. Clinton, husband and wife as tenants by the entirety**, 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 7 IN BLOCK 7 OF FIRST ADDITION TO CYPRESS VILLA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 **\$158,500.00**. (Here comply with requirements of ORS 93.030)

F

APN: R564687

Statutory Warranty Deed
- continued

File No.: **7021-1553943 (ALF)**
Date: **03/26/2010**

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 5 day of may, 2010

**Lavonne Strunk Successor Trustee of the
Frank L Toffell 1989 Revoable Trust**

Lavonne A. Strunk, Trustee
Lavonne Strunk, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of May, 2010
by as of Lavonne Strunk Successor Trustee of the Frank L Toffell 1989 Revocable Trust, on behalf of the.

Notary Public for Oregon
My commission expires:

