

UTC 87875

2010-007871

Klamath County, Oregon



THIS SPACE



00086582201000078710020027

06/29/2010 03:11:39 PM

Fee: \$42.00

After recording return to:

BENJAMIN P. KRUEGER

7607 KRESS DRIVE

KLAMATH FALLS, OR 97603

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

BENJAMIN P. KRUEGER

7607 KRESS DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT87875-SH

Title No. 0087875

SWD-EM r.012910

STATUTORY WARRANTY DEED

VERNON E. COLLINS AND JEWEL MARIE COLLINS, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE COLLINS LIVING TRUST DATED OCTOBER 18, 1991 AND ANY AMENDMENTS THERETO, Grantor(s) hereby convey and warrant to **BENJAMIN P. KRUEGER**, 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 8 in Block 2 of HENLEY ACRES, 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 **\$200,000.00**.

42pmf

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 24th day of JUNE, 2010

THE COLLINS LIVING TRUST

BY: X *Vernon Collins*
VERNON E. COLLINS, TRUSTEE

BY: X *Jewel Marie Collins*
JEWEL MARIE COLLINS, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Amador ss.

On June 24th, 2010 before me, Mary Ann Noguera personally appeared VERNON E. COLLINS AND JEWEL MARIE COLLINS, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE COLLINS LIVING TRUST DATED OCTOBER 18, 1991 AND ANY AMENDMENTS THERETO personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Mary Ann Noguera*

