



2010-007994
Klamath County, Oregon

THIS SPACE



06/30/2010 03:46:10 PM

Fee: \$42.00

After recording return to:

WAYNE E. SCOTT

13350 MANN RD

KLAMATH FALLS, OR 97603

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

WAYNE E. SCOTT

13350 MANN RD

KLAMATH FALLS, OR 97603

Escrow No. MT87540-LW

Title No. 0087540

SWD-EM r.012910

STATUTORY WARRANTY DEED

KAREN LEA WILSON AND SUSAN MARIE BOWEN, TRUSTEES OF THE RODGERS FAMILY TRUST DATED JULY 23, 2007 and, Grantor(s) hereby convey and warrant to WAYNE E. SCOTT, 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:

That portion of the Easterly 780 feet of the W1/2 NE1/4 of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of the K.I.D. Lateral as it exists on February 14, 1979.

EXCEPTING THEREFROM that portion lying within the boundaries of Mann Road.

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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$275,000.00.

42 ALJT

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 29th day of June, 2010.

KAREN LEA WILSON AND SUSAN MARIE BOWEN, TRUSTEES OF THE RODGERS FAMILY TRUST DATED JULY 23, 2007

BY: Karen Lea Wilson
KAREN LEA WILSON, TRUSTEE

BY: Susan Marie Bowen
SUSAN MARIE BOWEN, TRUSTEE

STATE OF CALIFORNIA

ss.

COUNTY OF Colusa

On JUNE 29, 2010 before me, HANNES D. MACE personally appeared KAREN LEA WILSON AND SUSAN MARIE BOWEN, TRUSTEES OF THE RODGERS FAMILY TRUST DATED JULY 23, 2007 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 Hannes D. Mace

