

UTC 88371-LW

2010-011474

Klamath County, Oregon



THIS SPACE RE



00090879201000114740020028

09/28/2010 01:50:05 PM

Fee: \$42.00

After recording return to:

RANDELL J. WHITING

11823 Finley Court
Klamath Falls, OR 97603

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

RANDELL J. WHITING

11823 Finley Court
Klamath Falls, OR 97603

Escrow No. MT88371-LW

Title No. 0088371

SWD-EM r.012910

STATUTORY WARRANTY DEED

HARVEY E. BAGLEY AND CLAUDIA B. BAGLEY, TRUSTEES OF THE HARVEY E. BAGLEY AND CLAUDIA B. BAGLEY REVOCABLE TRUST, Grantor(s) hereby convey and warrant to RANDELL J. WHITING and MILLICENT F. WHITING, as tenants by the entirety, 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:

Parcel 2 of Land Partition 4-94, said Land Partition being a re-partition of
Parcels 1 and 2 of Minor Partition 068-91, situated in the NW1/4 of Section 31,
Township 34 South, Range 7 East of the Willamette Meridian, 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:

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

The true and actual consideration for this conveyance is \$265,000.00.

42nd

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 22 day of September, 2010

HARVEY E. BAGLEY AND CLAUDIA B. BAGLEY, TRUSTEES OF THE HARVEY E. BAGLEY AND CLAUDIA B. BAGLEY REVOCABLE TRUST

BY: Harvey E. Bagley Trustee
HARVEY E. BAGLEY, TRUSTEE

BY: Claudia B. Bagley Trustee
CLAUDIA B. BAGLEY, TRUSTEE

State of Oregon

County of Marion

This instrument was acknowledged before me on September 22nd, 2010 by HARVEY E. BAGLEY AND CLAUDIA B. BAGLEY, TRUSTEES OF THE HARVEY E. BAGLEY AND CLAUDIA B. BAGLEY REVOCABLE TRUST.

Christine Brinton
(Notary Public for Oregon)

My commission expires 7/31/2013

