

WTC 88615-KR



After recording return to:
The Gary and Lois Welburn Family Trust,
dated February 19, 2009
PO Box 595
Talent, OR 97540

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

The Gary and Lois Welburn Family Trust,
dated February 19, 2009
PO Box 595
Talent, OR 97540

Escrow No. MT88615-KR
Title No. 0088615
SWD r.012910

THIS SPACE

2010-012006
Klamath County, Oregon



10/12/2010 03:20:27 PM

Fee: \$37.00

STATUTORY WARRANTY DEED

Lakeview Trinity Baptist Church, a Non Profit Corporation, Grantor(s) hereby convey and warrant to Gary N. Welburn and Lois K. Welburn, Co-Trustees of The Gary and Lois Welburn Family Trust, UDOT, February 19, 2009, 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 42, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, 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 Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$3,000.00**.

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 7 day of September, 2010

Lakeview Trinity Baptist Church, a Non Profit Corporation

BY: Charles Hamilton
Charles Hamilton, President

State of Oregon
County of Yule

This instrument was acknowledged before me on September 7, 2010 by Charles Hamilton, as President of Lakeview Trinity Baptist Church, a Non Profit Corporation.



Kristen Wells
(Notary Public for Oregon)

My commission expires 6-18-2012

37 AM