

MT 88714-MS



THIS SPAC

2010-012433

Klamath County, Oregon



00091976201000124330020023

10/21/2010 03:15:21 PM

Fee: \$42.00

After recording return to:

Joyce C. Sellars

1777 Kimberly Drive

Klamath Falls, OR 97601

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

Joyce C. Sellars

1777 Kimberly Drive

Klamath Falls, OR 97601

Escrow No. MT 88714-MS

Title No. 0088714

SWD-EM r.012910

STATUTORY WARRANTY DEED

Joyce C. Sellars, Trustee of the Joyce. C. Sellars Trust dated August 23, 2006, Grantor(s) hereby convey and warrant to Joyce C. Sellars, 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:

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in Lot 1, Block 2, Tract 1080, Washburn Park, a duly recorded plat, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence North 00°03'00" East along the Westerly line of Washburn Way, 175.00 feet; thence North 89°55'10" West 250.00 feet; thence South 00°03'00" West 175.00 feet to the Northerly line of Crosby Avenue; thence South 89°55'10" East 250.00 feet to the point of beginning, with bearings based on the Subdivision Plat of said Tract 1080, Washburn Park.

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 \$0.00.

42 Amt

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 20th day of oct, 2010

Joyce C. Sellars, Trustee of the Joyce. C. Sellars Trust dated August 23, 2006

BY: Joyce C. Sellars, Trustee
Joyce C. Sellars, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/20, 2010 by Joyce C. Sellars, Trustee of the Joyce. C. Sellars Trust dated August 23, 2006.

MS Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

