

WTC 88797

THIS SP

2010-013356

Klamath County, Oregon



00093062201000133560010019

11/17/2010 03:32:16 PM

Fee: \$37.00

After recording return to:

Cameron W. Kendall

PO Box 1831

La Pine, OR 97739

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

Cameron W. Kendall

PO Box 1831

La Pine, OR 97739

Escrow No. RB0705112

Title No. 88797

SWD r.012910

### STATUTORY WARRANTY DEED

Virgil S. Wilson and Leah H. Wilson, Trustees of The Wilson Family Trust, dated February 28, 2006 Grantor(s) hereby convey and warrant to Cameron W. Kendall and Rachel C. Bonine-Kendall, as tenants by the entirety, Grantee(s) the following described real property in the County of Klamath Falls and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 1, Block 3, PLAT NO. 1204, LITTLE RIVER RANCH, 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 \$75,000.00.

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 16<sup>th</sup> day of November, 2010

The Wilson Family Trust

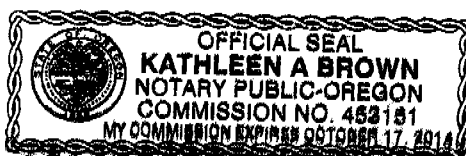
BY: Virgil S. Wilson - TC  
Virgil S. Wilson, Trustee

BY: Leah H. Wilson - TC  
Leah H. Wilson, Trustee

State of Oregon  
County of Douglas

On this 16<sup>th</sup> day of NOVEMBER, 2010, before me KATHLEEN A. BROWN a notary public in and for said State, personally appeared Virgil S. Wilson and Leah H. Wilson, being by me first duly sworn, declared that they are Trustees of the The Wilson Family Trust, dated February 28, 2006, that they signed the foregoing document as the Trustees and that statements therein contained are true.

Kathleen A. Brown  
Notary Public  
Residing at: Roseburg, OR.  
Commission Expires: 10-17-14



37AMT