

MT89711-DS

THIS SPACE

2011-002442

Klamath County, Oregon



00097624201100024420020028

02/23/2011 11:36:27 AM

Fee: \$42.00

After recording return to:

DONALD R. OWENS

6110 Madera Dr.

Klamath Falls, OR 97603

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

DONALD R. OWENS

6110 Madera Dr.

Klamath Falls, OR 97603

Escrow No. MT89711-DS

Title No. 0089711

SWD r.013111

### STATUTORY WARRANTY DEED

**DEETTE C. HALL, TRUSTEE OF THE HALL FAMILY TRUST,**

Grantor(s), hereby convey and warrant to

**DONALD R. OWENS and DEENA W. OWENS, 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:

Lot 23 in Block 8 of TRACT 1079 - SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

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 **\$170,000.00**.

42pmf

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 February, 2011.

THE HALL FAMILY TRUST

BY: Deette C. Hall  
DEETTE C. HALL, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb 22, 2011 by DEETTE C. HALL, TRUSTEE OF THE HALL FAMILY TRUST.

Deborah Ann Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

