

WTC 891948



2011-003471
Klamath County, Oregon



03/11/2011 11:24:24 AM

Fee: \$37.00

TITLE NO. 0089948
ESCROW NO. EU11-0437
TAX ACCT. NO.
MAP/TAX LOT NO. 3909-002CD-04600-000

WARRANTY DEED -- STATUTORY FORM

JAMES H. MCCULLOCH, Grantor,

conveys and warrants to

VIVIAN LEIGH LEE, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lots 12 and 13 in Block 14 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

Except the following encumbrances:

Covenants, Conditions, Restrictions and Easements of record.

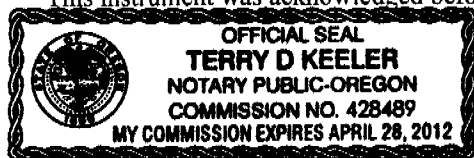
The true consideration for this conveyance is \$15,000.00 .

Dated this 9 day of March, 2011.

JAMES H. MCCULLOCH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on MARCH 9, 2011 by JAMES H. MCCULLOCH.



(Notary Public for Oregon)
My commission expires APRIL 28, 2012

JAMES H. MCCULLOCH

GRANTOR'S NAME AND ADDRESS

VIVIAN LEIGH LEE

94862 LINK RIDGE RD
JUNCTION CITY, OR 97448
GRANTEE'S NAME AND ADDRESS

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

37AM