

UTC 90076-LW



THIS SPACE

2011-004908

Klamath County, Oregon



00100558201100049080020028

04/18/2011 03:16:43 PM

Fee: \$42.00

After recording return to:

TRUSTEES OF THE WOHRMAN FAMILY  
REVOCABLE LIVING TRUST DATED  
APRIL 11, 1995

6500 OLD FORT RD

KLAMATH FALLS, OR 97601

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

TRUSTEES OF THE WOHRMAN FAMILY  
REVOCABLE LIVING TRUST DATED  
APRIL 11, 1995

6500 OLD FORT RD

KLAMATH FALLS, OR 97601

Escrow No. MT90076-LW

Title No. 0090076

SWD r.031511

### STATUTORY WARRANTY DEED

**CREATIVE CONCEPTS CONSTRUCTION LLC, AN OREGON LIMITED LIABILITY COMPANY,**

Grantor(s), hereby convey and warrant to

**WILLIAM R. WOHRMAN AND JANICE WOHRMAN, TRUSTEES OF THE WOHRMAN FAMILY  
REVOCABLE LIVING TRUST DATED APRIL 11, 1995,**

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 40, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots 18-26, Block 10 of Buena  
Vista Addition, situated in the SW1/4 of Section 19 and the NW1/4 of Section 30, Township 38 South, Range 9 East of  
the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is 1.00.

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:

Grantor(s) Initials:

Bf

427m

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 18 day of April 2011.

CREATIVE CONCEPTS CONSTRUCTION LLC

BY: Brian Quick  
BRIAN QUICK, MEMBER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 18, 2011 by BRIAN QUICK AS MEMBER OF CREATIVE CONCEPTS CONSTRUCTION LLC.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2011

