

WTC 90348

THIS SP

2011-006264  
Klamath County, Oregon



05/18/2011 11:24:12 AM

Fee: \$37.00

After recording return to:  
Mary P. Golden-Truxell  
23 Somerset Drive  
Weyers Cave, VA 24486

Until a change is requested all tax statements shall be sent to the following address:  
Mary P. Golden-Truxell  
23 Somerset Drive  
Weyers Cave, VA 24486

Escrow No. SR132203T1  
Title No. 0090348  
SWD1 r.041111

STATUTORY WARRANTY DEED

Florella J. Buse and,

Grantor(s), hereby convey and warrant to

Mary P. Golden-Truxell,

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:

**Lots 139 and 140 in Block 1 of TRACT 1060, SUN FOREST ESTATES, 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:  
R-2310-036D0-07100-000 R2310-036D0-07200-000

The true and actual consideration for this conveyance is \$60,000.00.  
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:

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 May day of May, 2011.

Florella J. Buse  
Florella J. Buse



State of Oregon  
County of Lane

This instrument was acknowledged before me on May 09<sup>th</sup>, 2011 by Florella J. Buse.

Vanessa Renee Plesner  
(Notary Public for Oregon)

My commission expires 12/6/12

37AMJ