

WTC 90245-MS

THIS SPAC

2011-007224

Klamath County, Oregon



06/14/2011 11:16:49 AM

Fee: \$42.00

After recording return to:

Ralph Parker Eccles and Carrie Atwell
Ganong, Trustees of the Ganong-Eccles Family
Trust under trust instrument dated September 4,
2007

1984 Auburn Street
Klamath Falls, OR 97601

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

Ralph Parker Eccles and Carrie Atwell
Ganong, Trustees of the Ganong-Eccles Family
Trust under trust instrument dated September 4,
2007

1984 Auburn Street
Klamath Falls, OR 97601

Escrow No. MT90245-MS

Title No. 0090245

SWD1 r.041111

STATUTORY WARRANTY DEED

Jerald P. Flynn, Jr. and Traci L. Baumgardner, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Ralph Parker Eccles and Carrie Atwell Ganong, Trustees of the Ganong-Eccles Family Trust under trust instrument dated September 4, 2007,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$125,000.00**.

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.

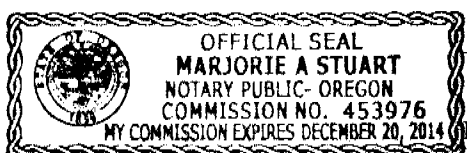
Dated this 9th day of June, 2011

Jerald P. Flynn, Jr.

Traci L. Baumgardner

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/9, 2011 by Jerald P. Flynn, Jr. and Traci L. Baumgardner.



(Notary Public for Oregon)

My commission expires 12/20/14

429hct

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Northerly corner of Lot 1 in Block 41 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, which point is at the intersection of Auburn Street and Pacific Terrace; thence in a Westerly direction 50 feet along the Southerly line of Auburn Street; thence Southeasterly at right angles to Auburn Street, 100 feet; thence Northeasterly parallel with Auburn Street, 50 feet; thence Northwesterly at right angles to Auburn Street, 100 feet to the place of beginning. Being parts of Lots 1 and 2 in Block 41 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.