

WTC 90429-LW

THIS SPACE I

2011-007228

Klamath County, Oregon



06/14/2011 11:19:06 AM

Fee: \$42.00

After recording return to:

CHARLES M. STELLEY

1726 PINE GROVE RD

KLAMATH FALLS, OR 97603

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

CHARLES M. STELLEY

1726 PINE GROVE RD

KLAMATH FALLS, OR 97603

Escrow No. MT90429-LW

Title No. 0090429

SWD r.042611

STATUTORY WARRANTY DEED

TONYA TRUJILLO ALSO KNOWN AS TONYA MUSSELMAN, SUCCESSOR TRUSTEE OF THE TRUJILLO LIVING TRUST,

Grantor(s), hereby convey and warrant to

CHARLES M. STELLEY and KELI J. PATTERSON- STELLEY, 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:

Parcel 1:

A parcel of land in the SE1/4 of the NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is South 88°58' East a distance of 30.0 feet and North 0°06' East a distance of 1093.20 feet from the Southwest corner of said SE1/4 of the NW1/4, said point also being on the East right of way line of Pine Grove Road; thence North 0°06' East, along said East line a distance of 200.64 feet; thence leaving said East line, and running South 89°30' East, a distance of 297.2 feet; thence South 0°06' West a distance of 201.11 feet; thence North 89°24' West a distance of 297.2 feet to the point of beginning.

Parcel 2:

A parcel of land in the SE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 88°58' East a distance of 30.0 feet and North 0°06' East a distance of 1093.20 feet from the Southwest corner of said SE1/4 NW1/4 and continuing North 0°06' East, along said East line a distance of 200.64 feet to the true point of beginning, said point also being on the East right of way line of Pine Grove Road; thence South 89°30' East, a distance of 297.2 feet; thence North 0°06' East a distance of 25 feet to the South line of property described in Deed Book M66 page 831; thence South 89°55' West along said South line, a distance of 297.2 feet to the East right of way line of Pine Grove Road; thence South along said East line, 25 feet, more or less, to the point of beginning.

42pmf

The true and actual consideration for this conveyance is **\$225,000.00**.

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 10 day of June 2011.

SUCCESSOR TRUSTEE OF THE TRUJILLO LIVING TRUST

BY: Tonya Trujillo
TONYA TRUJILLO AKA TONYA MUSSELMAN,
SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 10, 2011 by TONYA TRUJILLO AKA TONYA MUSSELMAN, SUCCESSOR TRUSTEE OF THE TRUJILLO LIVING TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

