

WT 90335-MS

THIS SPACE

2011-007286
Klamath County, Oregon



06/15/2011 03:17:55 PM

Fee: \$42.00

After recording return to:
Randall Paul Bancroft
2019 Manzanita Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Randall Paul Bancroft
2019 Manzanita Street
Klamath Falls, OR 97601

Escrow No. MT90335-MS
Title No. 0090335
SWD r.042611

STATUTORY WARRANTY DEED

Allan Parkhurst and Janis Parkhurst, Trustees of the Parkhurst Trust dated July 11, 2005,

Grantor(s), hereby convey and warrant to

Randall Paul Bancroft,

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:

The Westerly 45 feet of Lot 5 in Block 6 of Ewauna Heights 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.

The true and actual consideration for this conveyance is **\$95,000.00**.

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:

425wcf

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 14th day of June, 2011.

Trustees of the Parkhurst Trust dated July 11, 2005

BY: Allan Parkhurst, Trustee
Allan Parkhurst, Trustee

BY: Janis Parkhurst, Trustee
Janis Parkhurst, Trustee

STATE OF CALIFORNIA

COUNTY OF VENTURA^{SS}

On JUNE 14, 2011 before me, JOSEPH CHAPEL personally appeared Allan Parkhurst and Janis Parkhurst, Trustees of the Parkhurst Trust dated July 11, 2005 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

