

UTC 90906-LW

THIS SPACE

2011-007445

Klamath County, Oregon



00103606201100074450020024

06/20/2011 11:16:08 AM

Fee: \$42.00

After recording return to:

ROBERT L. HOOD

2840 ARANT PLACE

KLAMATH FALLS, OR 97603

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

ROBERT L. HOOD

2840 ARANT PLACE

KLAMATH FALLS, OR 97603

Escrow No. MT90606-LW

Title No. 0090606

SWD r.042611

STATUTORY WARRANTY DEED

**DENISE G. WALKER, TRUSTEE OF THE WALKER FAMILY TRUST DATED JUNE 22, 2009
REVOCABLE LIVING TRUST,**

Grantor(s), hereby convey and warrant to

ROBERT L. HOOD and CAROL L. HOOD, 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:

Lot 23, Block 3, SHIELD CREST, TRACT 1172, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.
ALSO TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, and in easement recorded May 23, 1990 in Volume M90, 9828, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$410,000.00**.

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:

42 AM

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 17 day of June, 2011.

TRUSTEE OF THE WALKER FAMILY TRUST

BY: Denise G. Walker
DENISE G. WALKER, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 17, 2011 by Denise G. Walker ^{dw} TRUSTEE OF THE WALKER FAMILY TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

