

1st 1723350

2011-008269
Klamath County, Oregon



00104667201100082690030038



After recording return to:
Jacqueline Hayden
1115 Applewood Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jacqueline Hayden
1115 Applewood Street
Klamath Falls, OR 97603

File No.: 7021-1723350 (TM)
Date: June 08, 2011

THIS SPACE

07/14/2011 02:46:19 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Cloteil S. Oakley and James Thomas Oakley, co-trustees of the Cloteil S. Oakley 1993 Living Trust, dated July 22, 1993, Grantor, conveys and warrants to **Jacqueline Hayden**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 71 of Merryman's Replat of vacated portion of Old Orchard Manor, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: 2011/2012 Real property taxes; a lien not yet due and payable.

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$109,900.00**. (Here comply with requirements of ORS 93.030)

F

APN: R443719

Statutory Warranty Deed
- continued

File No.: 7021-1723350 (TM)
Date: 06/08/2011

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

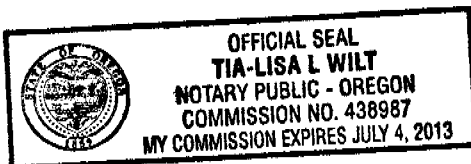
Dated this 8 day of July, 20 11

Cloteil S. Oakley and James Thomas Oakley,
co-trustees of the Cloteil S. Oakley 1993
Living Trust

Cloteil S. Oakley, Trustee
Cloteil S. Oakley, Trustee

STATE OF Oregon)
)ss.
County of Klamath Lane)

This instrument was acknowledged before me on this 8th day of July, 20 11
by as of Cloteil S. Oakley and James Thomas Oakley, co-trustees of the Cloteil S. Oakley 1993 Living Trust, on behalf of the .



Notary Public for Oregon
My commission expires:

APN: R443719


Statutory Warranty Deed
- continued

File No.: 7021-1723350 (TM)
Date: 06/08/2011

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12 day of July, 2011.

Cloteil S. Oakley and James Thomas Oakley,
co-trustees of the Cloteil S. Oakley 1993
Living Trust

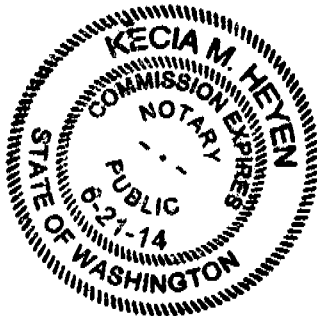

James Thomas Oakley, Co-Trustee

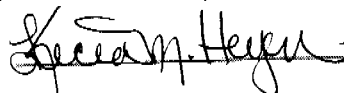
STATE OF Washington)

)ss.

County of OKANOGAN)

This instrument was acknowledged before me on this 12 day of July, 2011
by James Thomas Oakley as co-trustee of the Cloteil S. Oakley 1993 Living Trust, on behalf of the trust.





Notary Public for Washington

My commission expires: 6-21-14