

NTC 90698

THIS SPACE

2011-08782

Klamath County, Oregon



00105307201100087820020026

07/29/2011 11:32:16 AM

Fee: \$42.00

After recording return to:

Louis Carl Thune

196 Cherry Ave.

Oregon City, OR 97045

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

Louis Carl Thune

196 Cherry Ave.

Oregon City, OR 97045

Escrow No. BT133099JS

Title No. 133099

SWD r.042611

### STATUTORY WARRANTY DEED

**Norman V. King and Tressa King, Trustees of The King Living Trust Dated July 16, 2004,**

Grantor(s), hereby convey and warrant to

**Louis Carl Thune and Dena J. Thune, 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 26, Block 1, Tract 1098 – SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2310-035BO-01000-000**

**Key #138452 Code #210**

The true and actual consideration for this conveyance is **\$135,000.00**.

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:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

42pmf

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 27th day of July, 2011.

The King Living Trust Dated July 16, 2004

BY: Norman V. King  
Norman V. King, Trustee

BY: Tressa King  
Tressa King, Trustee

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on July 27, 2011 by Norman V. King and Tressa King of The King Living Trust Dated July 16, 2004.

[Signature]  
(Notary Public for Oregon)

My commission expires 7/18/13

