

WTZ 91132-LW



THIS SPACE

2011-009383

Klamath County, Oregon



00106067201100093830020020

08/15/2011 11:23:47 AM

Fee: \$42.00

After recording return to:

TIMOTHY JAMES SPURLIN

2953 NOME CT

MEDFORD, OR 97504

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

TIMOTHY JAMES SPURLIN

2953 NOME CT

MEDFORD, OR 97504

Escrow No. MT91132-LW

Title No. 0091132

SWD r.042611

### STATUTORY WARRANTY DEED

**JOHN R. RASMUSSEN AND MARY C. RASMUSSEN, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE RASMUSSEN FAMILY TRUST DATED FEBRUARY 28, 2000, AND ANY AMENDMENTS THERETO.,**

Grantor(s), hereby convey and warrant to

**TIMOTHY JAMES SPURLIN and LEAH DENISE SPURLIN, 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 16 in Block 7 of TRACT NO. 1017 MOUNTAIN LAKES HOMESITES, 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 **\$28,900.00.**

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.**

429m

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 18<sup>th</sup> day of August, 2011.

TRUSTEES OF THE RASMUSSEN FAMILY TRUST

BY: [Signature]  
JOHN R. RASMUSSEN, TRUSTEE

BY: [Signature]  
MARY C. RASMUSSEN, TRUSTEE

State of Arizona  
County of yavapai

This instrument was acknowledged before me on August 11, 2011 by JOHN R. RASMUSSEN AND MARY C. RASMUSSEN, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE RASMUSSEN FAMILY TRUST DATED FEBRUARY 28, 2000, AND ANY AMENDMENTS THERETO.

[Signature]  
(Notary Public)

My commission expires 2-23-13

