

WTC 90736-DS

THIS SPACE RE

2011-009403

Klamath County, Oregon



00106093201100094030020024

08/15/2011 03:17:51 PM

Fee: \$42.00



After recording return to:

Vicki Spurr

1506 Delta St.

Klamath Falls, OR 97601

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

Vicki Spurr

1506 Delta St.

Klamath Falls, OR 97601

Escrow No. MT90736-DS

Title No. 0090736

SWD r.042611

### STATUTORY WARRANTY DEED

**Steven H. Tucker, Successor Trustee of The Henry J. Tucker Living Trust dated March 14, 2011,**

Grantor(s), hereby convey and warrant to

**Vicki Spurr,**

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 West 1/2 of Lot 1 in Block 32 of HILLSIDE 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 **\$85,000.00**.

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.**

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 12<sup>TH</sup> day of August, 2011.

The Henry J. Tucker Living Trust dated March 14, 2011

BY: [Signature]  
Steven H. Tucker, Trustee

State of Oregon  
County of JACKSON

This instrument was acknowledged before me on August 12 2011 by Steven H. Tucker, as Successor Trustee of The Henry J. Tucker Living Trust dated March 14, 2011.

[Signature]  
(Notary Public for Oregon)

My commission expires 9/18/2013

