

UTC 90759-LW

THIS SPACE

2011-011211

Klamath County, Oregon



00108342201100112110020022

10/07/2011 03:11:24 PM

Fee: \$42.00

After recording return to:

ALLEN W. TRON

1769 LOGAN STREET

KLAMATH FALLS, OR 97603

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

ALLEN W. TRON

1769 LOGAN STREET

KLAMATH FALLS, OR 97603

Escrow No. MT90759-LW

Title No. 0090759

SWD r.042611

STATUTORY WARRANTY DEED

SHIRLEY J. STEVENS, TRUSTEE OF THE SHIRLEY J. STEVENS TRUST DATED SEPTEMBER 28, 2004,

Grantor(s), hereby convey and warrant to

ALLEN W. TRON,

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:

A parcel of land situated in a portion of Lots 24 and 25, **VICORY ACRES** as the same is shown and recorded in official Klamath County Records more particularly described as follows:

Commencing at the Northwest corner of Lot 10, Block 1, **CASA MANANA**, a subdivision being in part a replat of Lots 21, 22, 23, 24 and 25 of **VICORY ACRES**, thence South 00°38'00" East along the West line of said Lot 10, Block 1, **CASA MANANA** 135.00 feet to the TRUE POINT OF BEGINNING; thence from said point of beginning South 00°38'00" East along the West line of said Lot 10, Block 1, **CASA MANANA** and the West line of Lot 11, Block 1 of **CASA MANANA** and the Southerly extension of the West line of said Lot 11, Block 1 **CASA MANANA** 80.00 feet to the centerline of the Enterprise Irrigation Canal, thence South 89°12'00" West along the centerline of said Enterprise Irrigation Canal 100.00 feet to a point on the West line of said Lot 25 **VICORY ACRES**, thence North 00°38'00" West along the West line of said Lot 25 and 24 **VICORY ACRES** 80.00 feet; thence North 89°12'00 East 100.00 feet to the TRUE POINT OF BEGINNING.

The true and actual consideration for this conveyance is **\$25,000.00**.

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.

424m

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 6 day of Oct 2011.

SHIRLEY J. STEVENS, TRUSTEE OF THE SHIRLEY J.
STEVENS TRUST DATED SEPTEMBER 28, 2004

BY: Shirley J. Stevens
SHIRLEY J. STEVENS, TRUSTEE

STATE OF CALIFORNIA

ss.

COUNTY OF PLACER

On October 6th, 2011 before me, Cameron Cunningham Notary Public, personally appeared SHIRLEY J. STEVENS, TRUSTEE OF THE SHIRLEY J. STEVENS TRUST DATED SEPTEMBER 28, 2004 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

