



THIS SPACE

2011-012742

Klamath County, Oregon



00110129201100127420020020

11/14/2011 03:20:59 PM

Fee: \$42.00

After recording return to:

Kathy Hardt

PO Box 440

Chiloquin, OR 97624

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

Kathy Hardt

PO Box 440

Chiloquin, OR 97624

Escrow No. MT92050-KR

Title No. 0092050

SWD r.042611

STATUTORY WARRANTY DEED

Sandra Cook, Successor Trustee of The Marjorie Leupold Trust,

Grantor(s), hereby convey and warrant to

Kathy Hardt and Kerry Wallum, with the rights of survivorship, each as to an undivided 50% interest,

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 W1/2 of the E1/2 of the E1/2 of the S1/2 of the SE1/4 of Section 24, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

ALSO, that portion of the W1/2 of the E1/2 of the NE1/4 of Section 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the center thread of the Williamson River.

The true and actual consideration for this conveyance is **\$150,000.00**.

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:

420m

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 10th day of November 2011.

The Marjorie Leupold Trust

BY: Sandra Cook
Sandra Cook, Successor Trustee

State of Nevada
County of Nye

This instrument was acknowledged before me on November 11, 2011 by Sandra Cook, Successor Trustee of The Marjorie Leupold Trust.

Reyna Martin
(Notary Public)

My commission expires 1-10-2013

