

MT92225-KR

THIS SPACE

2011-012995
Klamath County, Oregon



00110431201100129950030034

11/21/2011 03:07:47 PM

Fee: \$47.00

After recording return to:

Doug McLaughry

PO Box 630

Brownsville, OR 97327

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

Doug McLaughry

PO Box 630

Brownsville, OR 97327

Escrow No. MT92225-KR

Title No. 0092225

SWD r.042611

STATUTORY WARRANTY DEED

Annette Y. Hyatt, Trustee of The Frank A. Hyatt and Annette Y. Hyatt 1997 Trust (created by declaration of trust dated September 25, 1997),

Grantor(s), hereby convey and warrant to

Doug McLaughry,

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 6 in Block 6, **RAINBOW PARK ON THE WILLIAMSON**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, **TOGETHER WITH** an undivided 1/68th interest in Lots 4 and 5 in Block 1 of said addition.

The true and actual consideration for this conveyance is **\$8,000.00**.

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:

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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 18th day of November, 2011.

Annette Y. Hyatt, Trustee of The Frank A. Hyatt and Annette Y. Hyatt 1997 Trust

BY: Annette Y. Hyatt Trustee
Annette Y. Hyatt, Trustee

STATE OF CALIFORNIA

ss.

COUNTY OF _____

On _____, 2011 before me, _____ personally appeared Annette Y. Hyatt, Trustee of The Frank A. Hyatt and Annette Y. Hyatt 1997 Trust 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 signatures(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 _____

Notary Certificate Attached

State of California

County of Sonoma

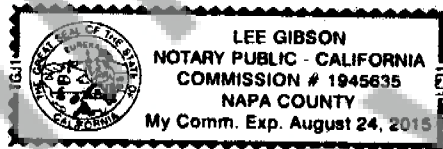
On November 18th, 2011 before me, **Lee Gibson – Notary Public** personally appeared

Annette Y. Hyatt

who proved to me on the basis of satisfactory evidence to be the persons(s) whose name(s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity (ies), and that by his / her / their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]

CAPACITY CLAIMED BY SIGNER

- Individual
- Corporate _____ (Title)
- Partners – Limited General
- Attorney-in-fact
- Trustee(s)
- Guardian / Conservator
- Other _____

SIGNER IS REPRESENTING _____

This certificate is attached to:

Statutory Warranty Deed - 2 pgs