

MT92030-DS

THIS SPACE

2011-013794
Klamath County, Oregon



12/14/2011 03:13:53 PM Fee: \$42.00

After recording return to:
MARK A. REMILLARD
P. O. Box 885
Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:
MARK A. REMILLARD
P. O. Box 885
Keno, OR 97627

Escrow No. MT92030-DS
Title No. 0092030
SWD r.042611

STATUTORY WARRANTY DEED

DOUGLAS D. HART AND ESTELLA E. HART, TRUSTEES OF THE REVOCABLE TRUST OF
DOUGLAS D. HART AND ESTELLA E. HART,

Grantor(s), hereby convey and warrant to

MARK A. REMILLARD,

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 12 in Block 28 of FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 \$49,000.00.
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:

4047

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 9th day of December 2011

THE REVOCABLE TRUST OF DOUGLAS D. HART
AND ESTELLA E. HART

BY: X Douglas D. Hart
DOUGLAS D. HART, TRUSTEE

BY: X Estella E. Hart
ESTELLA E. HART, TRUSTEE

State of Oregon
County of Douglas

This instrument was acknowledged before me on December 9, 2011 by DOUGLAS D. HART AND ESTELLA E. HART, TRUSTEES OF THE REVOCABLE TRUST OF DOUGLAS D. HART AND ESTELLA E. HART.

Shannon B Campbell
(Notary Public for Oregon)

My commission expires 11-5-2012

