

NOTE 92411-DS

2012-000271

Klamath County, Oregon

00112393201200002710030035

01/11/2012 03:27:42 PM

Fee: \$47.00

RECORDING COVER SHEET ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92411-DS

Title Order No. 0092411

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **Wild Billy Lake LLC**

Address: **P. O. Box 25**

City, ST Zip: **Waltersville, OR 97489**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Statutory Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 234(1)(b)

Seller Name & Address: **THE CHARLES MARABLE REVOCABLE FAMILY TRUST, P. O. Box 3615, Scottsdale, AZ 85271**

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 234(1)(b)

Buyer Name & Address: **WILD BILLY LAKE LLC, AN OREGON LIMITED LIABILITY COMPANY, P. O. Box 25, Waltersville, OR 97489**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **WILD BILLY LAKE LLC, AN OREGON LIMITED LIABILITY COMPANY**

Address: **P. O. Box 25**

City, ST Zip: **Waltersville, OR 97489**

6. TRUE AND ACTUAL CONSIDERATION -

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$6,000.00

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE NAME OF THE GRANTOR HEREIN. PREVIOUSLY RECORDED IN 2012-000271.

47 AM



After recording return to:

WILD BILLY LAKE LLC

P. O. Box 25

Walterville, OR 97489

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

WILD BILLY LAKE LLC

P. O. Box 25

Walterville, OR 97489

Escrow No. MT92411-DS

Title No. 0092411

SWD r.042611

STATUTORY WARRANTY DEED

VAUGHAN ⁶⁵

PATRICIA VAUGHAN, TRUSTEE OF THE CHARLES MARABLE REVOCABLE FAMILY TRUST,

Grantor(s), hereby convey and warrant to

WILD BILLY LAKE LLC, AN OREGON LIMITED LIABILITY COMPANY,

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 N1/2 of the NW1/4 of the NW1/4 of Section 32, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$6,000.00**.

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:

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 1-9-12 day of _____, _____.

THE CHARLES MARABLE REVOCABLE FAMILY
TRUST

BY: Patricia Vaughan (trustee)
PATRICIA VAUGHAN, TRUSTEE

State of ARIZONA
County of MARICOPA

This instrument was acknowledged before me on JANUARY 9th 2011 by PATRICIA ^{VAUGHAN} ~~VAUGHAN~~, TRUSTEE OF THE CHARLES MARABLE REVOCABLE FAMILY TRUST.

[Signature]
(Notary Public)

My commission expires 03-01-2015

