

2012-000744

Klamath County, Oregon



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Filed for record at the request of/

After recording, return to:

Michael W. Shackelford

Ater Wynne LLP

1331 NW Lovejoy St., Suite 900

Portland, OR 97209

Grantor:

Ronald L. Saxton and Lynne H. Saxton

1826 SE Exeter Drive

Portland, OR 97202

Grantee:

Ronald L. Saxton

1826 SE Exeter Drive

Portland, OR 97202

Until a change is requested, send tax statements to:

Ronald L. Saxton

1826 SE Exeter Drive

Portland, OR 97202

APN: R884399

For Clerk's Use Only

STATUTORY WARRANTY DEED

RONALD L. SAXTON and LYNNE H. SAXTON, as tenants by the entirety, GRANTORS, convey and warrant to RONALD L. SAXTON, a married man as his separate property, GRANTEE, the following described real property located at 5030 Swallow Court, City of Klamath Falls, County of Klamath, State of Oregon, and more fully described as follows:

Lot 1107, Tract 1427, a Replat of Lots 318, 319, 320, 321, 322, 323, and COMMON AREA "A" of Tract 1363, Replat of RUNNING Y RESORT PHASE 4, 1ST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

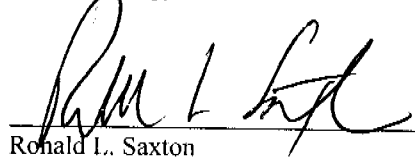
Subject to: covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0. THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES ONLY.

Dated this 20th day of January, 2012.

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.

GRANTORS:


Ronald L. Saxton


Lynne H. Saxton

NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE

PAGE 1 OF 2 STATUTORY WARRANTY DEED


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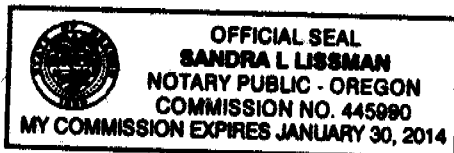
(APN: R884399)

NOTARY ACKNOWLEDGMENT TO
STATUTORY WARRANTY DEED
APN: R884399

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

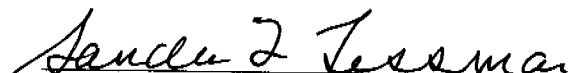
This instrument was acknowledged before me on the 20th day of January, 2012, by **Ronald L. Saxton**, Grantor.


Notary Public for Oregon



STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me on the 20th day of January, 2012, by **Lynne H. Saxton**, Grantor.


Notary Public for Oregon

