

MTL 92633-SH

THIS SPACE

2012-001196
Klamath County, Oregon



02/01/2012 03:32:35 PM

Fee: \$42.00

After recording return to:
DIRK DEGROOT
2110 FAIRMOUNT STREET
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
DIRK DEGROOT
2110 FAIRMOUNT STREET
KLAMATH FALLS, OR 97601

Escrow No. MT92633-SH
Title No. 0092633
SWD r.042611

STATUTORY WARRANTY DEED

NOREEN HOGAN, CONSERVATOR OF THE ESTATE OF THOMAS SOLOMON CRUTCHFIELD, A MINOR,

Grantor(s), hereby convey and warrant to

DIRK DEGROOT and BEN DEGROOT, with the rights of survivorship,

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 1 Block 95 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Westerly 60 feet thereof.

The true and actual consideration for this conveyance is **\$20,000.00.**

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:

4219m

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 31 day of Jan, 2012

THE ESTATE OF THOMAS SOLOMON CRUTCHFIELD,
A MINOR

BY: Noreen Hogan
NOREEN HOGAN, CONSERVATOR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 31, 2012 by NOREEN HOGAN, CONSERVATOR OF THE ESTATE OF THOMAS SOLOMON CRUTCHFIELD, A MINOR.



Stacy M Howard
(Notary Public for Oregon)
My commission expires 11-18-15