

WTC 92688-DS

2012-001291

Klamath County, Oregon



00113560201200012910040044

02/03/2012 03:24:07 PM

Fee: \$52.00

**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. MT92688-DS  
Title Order No. 0092688

Please print or type information.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) & 205.238:

Name: **Kathryn J. Feinhauer**

Address: **2142 Meadow View Dr.**

City, ST Zip: **Chiloquin, OR 97624**

**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 205.234(1)(b)

Seller Name & Address: RODMAN EARL TURNER, JR., 1831 Hamilton St., SIMI VALLEY, CA 93065

Seller Name & Address: KATHERINE JANE AKRIDGE, c/o Rod Turner 1831 Hamilton St., SIMI VALLEY, CA 93065

Seller Name & Address: CYNTHIA DIANE NORTON, 3325 Texas Ave., SIMI VALLEY, CA 93065

Seller Name & Address: DORIS JEAN MCDONALD, 803 Evelyn Dr., Lorena, TX 76655

Seller Name & Address: MARILYN LOUISE HOLLANDER, 3375 Olympic St., SIMI VALLEY, CA 93063

Seller Name & Address: JULIE ANN TOLLIVER, c/o Rod Turner 1831 Hamilton St., SIMI VALLEY, CA 93065

**4. INDIRECT PARTY / GRANTEE Names and Addresses -** Required by ORS 205.234(1)(b)

Buyer Name & Address: KATHRYN J. FEINAUER, 2142 Meadow View Dr., Chiloquin, OR 97624

**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: **KATHRYN J. FEINAUER**

Address: **2142 Meadow View Dr.**

City, ST Zip: **Chiloquin, OR 97624**

**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:

**\$650.00**

527110



After recording return to:

KATHRYN J. FEINAUER

2142 Meadow View Dr.

Chiloquin, OR 97624

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

KATHRYN J. FEINAUER

2142 Meadow View Dr.

Chiloquin, OR 97624

Escrow No. MT92688-DS

Title No. 0092688

SWD r.042611

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**STATUTORY WARRANTY DEED**

**RODMAN EARL TURNER, JR. and KATHERINE JANE AKRIDGE and CYNTHIA DIANE NORTON  
and DORIS JEAN MCDONALD and MARILYN LOUISE HOLLANDER and JULIE ANN TOLLIVER,**

Grantor(s), hereby convey and warrant to

**KATHRYN J. FEINAUER,**

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:

Lots 9 and 10, in Block 28, OREGON SHORES SUBDIVISION UNIT NO. 2, TRACT 1113, 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 **\$650.00**.

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 31 day of Jan, 2012.

Rodman Earl Turner Jr  
RODMAN EARL TURNER, JR.

Cynthia Diane Norton  
CYNTHIA DIANE NORTON

BY: Rodman E Turner as her atty in fact  
RODMAN E. TURNER, AS HER ATTORNEY  
IN FACT

Marilyn Louise Hollander  
MARILYN LOUISE HOLLANDER

BY: Rodman E Turner as her atty in fact  
RODMAN E. TURNER, AS HER ATTORNEY  
IN FACT

Katherine Jane Akridge  
KATHERINE JANE AKRIDGE

BY: Rodman E Turner as her atty in fact  
RODMAN E. TURNER, AS HER ATTORNEY  
IN FACT

Doris Jean McDonald  
DORIS JEAN MCDONALD

BY: Rodman E Turner as her atty in fact  
RODMAN E. TURNER, AS HER ATTORNEY  
IN FACT

Julie Ann Tolliver  
JULIE ANN TOLLIVER

BY: Rodman E Turner as her atty in fact  
RODMAN E. TURNER, AS HER ATTORNEY  
IN FACT

State of California

County of Ventura

On Jan 31, 2012 before me, Tracey D. Moses, Notary Public (here insert name and title of the officer), personally appeared Rodman Earl Turner, Jr, who 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 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 the 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  (Seal)

