

WTC 92761-MS

THIS SPACE

2012-002173
Klamath County, Oregon



00114624201200021730020021

02/29/2012 11:30:48 AM

Fee: \$42.00



Part Of The JELD-WEN Family

Part of Floris Allen trustees of The Allen Family 1989 Trust
5132 Greterwood Klamath Falls, OR 97603

After recording return to:

Ron D. McCutcheon

5926 Alva Avenue

Klamath Falls, OR 97603

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

Ron D. McCutcheon

5926 Alva Avenue

Klamath Falls, OR 97603

Escrow No. MT92761-MS

Title No. 0092761

SWD r.020212

STATUTORY WARRANTY DEED

Dan C. Allen and Floris N. Allen, Trustees of the Allen Family 1989 Trust,

Grantor(s), hereby convey and warrant to

Ron D. McCutcheon and Susan P. McCutcheon, as tenants by the entirety,

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 382, Block 113 of MILLS 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.

The true and actual consideration for this conveyance is **\$70,000.00**.

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:

42pmf

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20th day of Feb, 2012

Dan C. Allen and Floris N. Allen, Trustees of the Allen Family 1989 Trust

BY: Dan C. Allen
Dan C. Allen, Trustee

BY: Floris N. Allen
Floris N. Allen, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/28, 2012 by Dan C. Allen and Floris N. Allen, Trustees of the Allen Family 1989 Trust.

MA Stuart

(Notary Public for Oregon)

My commission expires 12/2014

