

NOTE 92771-DS

2012-002287

Klamath County, Oregon



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03/02/2012 03:31:35 PM

Fee: \$42.00

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. MT92771-DS
Title Order No. 0092771

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **Joseph A. Fuller**

Address: **1766 Gary St.**

City, ST Zip: **Klamath Falls, OR 97603**

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: **BRENT THOMAS, P. O. Box 7632, Klamath Falls, OR 97602**

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

Buyer Name & Address: **JOSEPH A. FULLER, 1766 Gary St., Klamath Falls, OR 97601**

Buyer Name & Address: **ADEENA T. TOFELL, 1766 Gary St., Klamath Falls, OR 97603**

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: **JOSEPH A. FULLER**

Address: **1766 Gary St.**

City, ST Zip: **Klamath Falls, OR 97601**

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:

\$84,500.00



After recording return to:

JOSEPH A. FULLER

1766 Gary St.

Klamath Falls, OR 97601

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

JOSEPH A. FULLER

1766 Gary St.

Klamath Falls, OR 97601

Escrow No. MT92771-DS

Title No. 0092771

SWD1 r.020212

STATUTORY WARRANTY DEED
BRENT THOMAS,

Grantor(s), hereby convey and warrant to

JOSEPH A. FULLER and ADEENA T. TOFELL, 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:

The N1/2 of Lot 10 in Block 9, PLEASANT VIEW TRACTS, 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 **\$84,500.00**.

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, 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 15th day of MAY, 2012.

BRENT THOMAS

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 3-1-, 2012 by BRENT THOMAS.

(Notary Public for Oregon)

My commission expires 9-8-13