

MT 93084-LW

2012-002610

Klamath County, Oregon

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.



00115156201200026100030032

03/09/2012 03:22:48 PM

Fee: \$47.00

Reference - Escrow No. MT93084-LW
Title Order No. 0093084

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **EDWIN & CHRISTINE BARTH
LIVING TRUST, DATED APRIL 10, 2008**

Address: **P.O. BOX 1450**

City, ST Zip: **COTTAGE GROVE, OR 97424**

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: LLOYD S. LEE, P.O. BOX 284, BONANZA, OR 97623

Seller Name & Address: KAREN J. LEE, P.O. BOX 284, BONANZA, OR 97623

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

Buyer Name & Address: EDWIN G. BARTH AND CHRISTINE I. BARTH, TRUSTEES OR THEIR
SUCCESSORS IN TRUST UNDER THE EDWIN & CHRISTINE BARTH LIVING
TRUST, DATED APRIL 10, 2008, P.O. BOX 1450, COTTAGE GROVE, OR
97424

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: **EDWIN G. BARTH AND CHRISTINE I.
BARTH, TRUSTEES OR THEIR SUCCESSORS
IN TRUST UNDER THE EDWIN & CHRISTINE
BARTH LIVING TRUST, DATED APRIL 10, 2008**

Address: **P.O. BOX 1450**

City, ST Zip: **COTTAGE GROVE, OR 97424**

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:

\$56,000.00

477111



After recording return to:

EDWIN G. BARTH AND CHRISTINE I.
BARTH, TRUSTEES OR THEIR
SUCCESSORS IN TRUST UNDER THE
EDWIN & CHRISTINE BARTH LIVING
TRUST, DATED APRIL 10, 2008

P.O. BOX 1450

COTTAGE GROVE, OR 97424

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

EDWIN G. BARTH AND CHRISTINE I.
BARTH, TRUSTEES OR THEIR
SUCCESSORS IN TRUST UNDER THE
EDWIN & CHRISTINE BARTH LIVING
TRUST, DATED APRIL 10, 2008

P.O. BOX 1450

COTTAGE GROVE, OR 97424

Escrow No. MT93084-LW

Title No. 0093084

SWD r.020212

STATUTORY WARRANTY DEED

LLOYD S. LEE and KAREN J. LEE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

**EDWIN G. BARTH AND CHRISTINE I. BARTH, TRUSTEES OR THEIR SUCCESSORS IN
TRUST UNDER THE EDWIN & CHRISTINE BARTH LIVING TRUST, DATED APRIL 10,
2008,**

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 15 in Block 4, LONE PINE ON THE SPRAGUE, 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 **\$6,000.00**.

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:

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 9 day of March, 2012

Lloyd S. Lee
LLOYD S. LEE

Karen J. Lee
KAREN J. LEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 9, 2012 by LLOYD S. LEE and KAREN J. LEE.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

