



THIS SP/

2012-003401

Klamath County, Oregon



00116109201200034010030031

04/02/2012 03:04:46 PM

Fee: \$47.00

After recording return to:

PAUL D. CLARK

P. O. Box 1432

Klamath Falls, OR 97601

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

PAUL D. CLARK

P. O. Box 1432

Klamath Falls, OR 97601

Escrow No. MT93196-DS

Title No. 0093196

SWD r.020212

STATUTORY WARRANTY DEED

**NANCY L. HILES, SURVIVING TRUSTEE OF THE ERNEST AND NANCY HILES 1993
REVOCABLE TRUST,**

Grantor(s), hereby convey and warrant to

PAUL D. CLARK,

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 6 and 7, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$122,500.00.**

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:

47HmJ

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 30 day of MARCH, 2012

THE ERNEST AND NANCY HILES 1993
REVOCABLE TRUST

BY:

Nancy L. Hiles, Trustee
NANCY L. HILES, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2012 by NANCY L. HILES, SURVIVING TRUSTEE OF THE ERNEST AND NANCY HILES 1993 REVOCABLE TRUST.

(Notary Public for Oregon)

My commission expires _____

**SEE ATTACHMENT FOR
OFFICIAL NOTARIZATION**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

San Diego }

On 3/30/12

Date

before me,

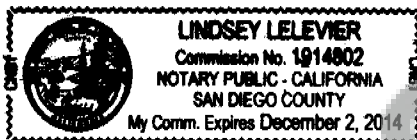
Lindsey Lelever, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Nancy L. Hiles

Name(s) of Signer(s)



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:

Lindsey Lelever

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

3/30/12

Number of Pages:

2

Signer(s) Other Than Named Above:

N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer — Title(s):

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name:

☐ Corporate Officer — Title(s):

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here