

WTC 93184

2012-003602

Klamath County, Oregon



00116326201200036020030031

**RECORDING REQUESTED BY:**

**GRANTOR:**

Cecil & Norma Tucker Joint Revocable Living  
Trust  
1085 3rd Street  
Gervais, OR 97026

04/06/2012 11:29:48 AM

Fee: \$47.00

**GRANTEE:**

Russell Minton, Jr. and Dalinda Colleen Minton  
P.O. Box 513  
Merlin, OR 97532

**SEND TAX STATEMENTS TO:**

Russell Minton, Jr. and Dalinda Colleen Minton  
129520 Auggie Lane  
Crescent Lake, OR 97733

**AFTER RECORDING RETURN TO:**

Russell Minton, Jr. and Dalinda Colleen Minton  
129520 Auggie Lane  
Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Cecil O. Tucker and Norma R. Tucker, Trustees of the Cecil & Norma Tucker Joint Revocable Living Trust Dated March 19, 2009, Grantor, conveys and warrants to Russell Leonard Minton, Jr. and Dalinda Colleen Minton, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit "A", referenced hereto and made a part hereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$115,000.00. (See ORS 93.030)

**Subject to and excepting:**

Covenants, conditions, restrictions and reservations, set back lines, power of special districts and easements of record.

**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.**

471812017104

DATED: 4-3-12

Cecil & Norma Tucker Joint Revocable Living Trust

BY: Cecil O. Tucker  
Cecil O. Tucker, Trustee

BY: Norma R. Tucker  
Norma R. Tucker, Trustee

State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on April 3, 20 12

by Cecil O. Tucker and Norma R. Tucker, Trustees of the Cecil & Norma Tucker Joint Revocable Living Trust, dated March 19, 2009

Eileen H. Christie, Notary Public - State of Oregon  
My commission expires: 10-18-2014



## **EXHIBIT "A"**

**N1/2 NW1/4 NW1/4 of Section 19, Township 25 South, Range 8 East of the  
Willamette Meridian, Klamath County, Oregon also known as Lot 25 of Land Partition  
recorded in Volume M75, Page 16262, Microfilm Records of Klamath County, Oregon.**