



THIS S

2012-004388

Klamath County, Oregon



00117273201200043880020020

04/27/2012 11:34:49 AM

Fee: \$42.00

After recording return to:

THE GILBERT-WROTEN TRUST UTA
DATED APRIL 11, 2012

22588 HIGHWAY 1

MARSHALL, CA 94940

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

THE GILBERT-WROTEN TRUST UTA
DATED APRIL 11, 2012

22588 HIGHWAY 1

MARSHALL, CA 94940

Escrow No. MT93136-SH

Title No. 0093136

SWD r.020212

STATUTORY WARRANTY DEED

BEATRICE GILLIAM,

Grantor(s), hereby convey and warrant to

**ANTHONY C. GILBERT AND LAUREL WROTEN, TRUSTEES OF THE GILBERT-WROTEN
TRUST UTA DATED APRIL 11, 2012,**

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 2, 3, 4, in Block 4 of BUTLER ADDITION TO FORT KLAMATH, also including thereto the one-half of the street
on the Westerly side of said property, which street has previously been vacated 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 **\$295,000.00**.

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:

427m

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 25 day of April, 2012.

Beatrice Gilliam
BEATRICE GILLIAM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 25, 2012 by BEATRICE GILLIAM.

Melanie V Smith
(Notary Public for Oregon)



My commission expires 12/14/2015