



THIS SP

2012-004934

Klamath County, Oregon



00117928201200049340020020

05/11/2012 09:26:26 AM

Fee: \$42.00

After recording return to:

Marion C. Poulton

P.O. Box 1854

La Pine, OR 97739

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

Marion C. Poulton

P.O. Box 1854

La Pine, OR 97739

Escrow No. SR138952TI

Title No. 0093534

SWD r.020212

STATUTORY WARRANTY DEED

Marilyn Ruth Raquepau, Trustee of the Gene Raquepau and Marilyn Ruth Raquepau Revocable Trust, dated March 2, 2005,

Grantor(s), hereby convey and warrant to

Marion C. Poulton and Sara Poulton-Deglow, not as tenants in common, but with the right of survivorship,

Klamath ~~SP~~

Grantee(s), the following described real property in the County of ~~Deschutes~~ and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 10 in Block 12, Tract No. 1060, SUNFOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Account #142358

2310-036D0-10800-000

The true and actual consideration for this conveyance is **\$150,000.00**.

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:

429m

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 7 day of May, 2012.

Marilyn Ruth Raquepau, Trustee of the Gene Raquepau
and Marilyn Ruth Raquepau Revocable Trust, dated March
2, 2005

BY: Marilyn Ruth Raquepau, Trustee
Marilyn Ruth Raquepau, Trustee

State of Nevada
County of ~~Deschutes~~ Nye

On this 7 day of May, 2012, before me Stephanie Scaturro a notary public in and for said State, personally appeared Marilyn Ruth Raquepau, being by me first duly sworn, declared that she is the Trustee of the Gene Raquepau and Marilyn Ruth Raquepau Revocable Trust, dated March 2, 2005 that she signed the foregoing document as the Trustee and that statements therein contained are true.

Stephanie Scaturro
Notary Public
Residing at: Ahrump, NV
Commission Expires: 10/28/2013

