

61-1883162-SK

2012-005652

Klamath County, Oregon



00118730201200056520010016

05/24/2012 11:25:32 AM

Fee: \$37.00

AFTER RECORDING RETURN TO:

ASPELL DELLA-ROSE & ASSOCIATES
MARCUS M. HENDERSON, ESQ
122 SOUTH 5TH
KLAMATH FALLS, OR 97601

UNTIL FURTHER NOTICE SEND ALL TAX STATEMENTS TO:

JOANNA J. WEIGEL
4285 ONYX
KLAMATH FALLS, OR 97603

STATUTORY WARRANTY DEED

JOANNA J. WEIGEL, Successor Trustee of the Sylvia McAuliffe Living Trust, Grantor, conveys and warrants to JOANNA J. WEIGEL, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

LOT 3 OF SUMMERS LANE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON

Grantor herein covenants: (1) that at the time of the delivery of this instrument the grantor is seized of the estate in the property herein described and that the grantor has good right to convey the same; (2) that at the time of delivery of this instrument the property is free from encumbrances except as specifically set forth herein; and, (3) that the grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

(If there are to be exceptions to the covenants described in ORS 93.850(2)(c), here insert such exceptions.)

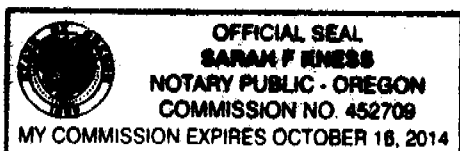
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$92,000.00.

Joanna J. Weigel, Successor Trustee
JOANNA J. WEIGEL, Successor Trustee
Sylvia McAuliffe Living Trust

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on this 22nd day of May, 2011, by Joanna. J Weigel.



Sarah F. Henss
Notary Public for Oregon
My Commission Expires: 10/18/2014

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