

18
1891628-AF

2012-007337

Klamath County, Oregon



00120729201200073370020028

07/03/2012 03:18:44 PM

Fee: \$42.00



After recording return to:
Lucille Markus
424 Torrey
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Lucille Markus
424 Torrey
Klamath Falls, OR 97601

File No.: 7021-1891682 (ALF)
Date: May 23, 2012

THIS SPACE F

STATUTORY WARRANTY DEED

James D Cleland and Jacquelin J Ortwein, Successor Trustees of the Hoellwarth Loving Trust dated April 29, 1992, Grantor, conveys and warrants to **Lucille Markus**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 4 in Block 10 of KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2012/2013 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$35,000.00**. (Here comply with requirements of ORS 93.030)

F
42.00

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 3 day of July, 2012.

James D Cleland and Jacquelin J Ortwein,
Successor Trustees of the Hoellwarth Loving
Trust dated April 29, 1992

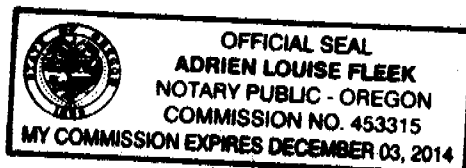
James D Cleland
James D Cleland, Successor Trustee

Jacqueline J Ortwein
Jacquelin J Ortwein, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of July, 2012
by **James D Cleland and Jacquelin J Ortwein, Successor Trustees of the Hoellwarth Loving
Trust dated April 29, 1992.**

Adrien Fleek



Notary Public for Oregon
My commission expires: 12-3-14