

St 1922333

2012-007829

Klamath County, Oregon



00121342201200078290020029



After recording return to:
Michael R. Cross and Charles F. Cross
PO Box 39
MacDoel, CA 97058

Until a change is requested all tax
statements shall be sent to the
following address:
Michael R. Cross and Charles F. Cross
PO Box 39
MacDoel, CA 97058

File No.: 7084-1922333 (mh)
Date: July 13, 2012

THIS SPACE R

07/18/2012 02:56:55 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Green Tree Servicing LLC, Grantor, conveys and warrants to **Michael R. Cross and Charles F. Cross, not as tenants in common but with rights of survivorship**, 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:

Beginning at a point 830 feet North and 440 feet West of the corner common to Section 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 75; thence South 150 feet; thence East 75 feet; thence North 150 feet to the point of beginning.

Subject to:

1. The **2012-2013** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$33,000.00**. (Here comply with requirements of ORS 93.030)

F 42

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 13 day of July, 20 12.

Green Tree Servicing LLC


By: Jeremiah Pickett
Authorized Agent

STATE OF Washington)
County of King)ss.
)

This instrument was acknowledged before me on this 13 day of July, 20 12 by Jeremiah Pickett as Authorized Agent of Green Tree Servicing LLC, on behalf of the limited liability company.



Raissa V. Smal
Notary Public for Washington
My commission expires: 02-28-13