

WTC 94024

2012-007939

Klamath County, Oregon



00121471201200079390020029

07/20/2012 11:31:42 AM

Fee: \$42.00

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
1555 E. McAndrews, Suite 100
Medford, OR 97504

GRANTOR:

Sandia Piedra Banks, Trustee of the Living Trust
of Sandia Corning Pearson, U.A.D. 10-25-01

3680 Autistic Grove Rd
Wilsonville OR 97070

GRANTEE:

Steven E. Poet and Rebecca M. Poet
1470 Angelcrest
Medford, OR 97504

SEND TAX STATEMENTS TO:

Steven E. Poet and Rebecca M. Poet

1470 Angelcrest
Medford OR 97504

AFTER RECORDING RETURN TO:

Steven E. Poet and Rebecca M. Poet

1470 Angelcrest
Medford OR 97504

Escrow No: 470312021495-TTJA37

19433 Eagle Ridge Rd

Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sandia Piedra Banks, Trustee of the Living Trust of Sandia Corning Pearson,

U.A.D. 10-25-01, Grantor, conveys and warrants to Steven E. Poet and Rebecca M. Poet, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Parcel 2 of Partition NO. 19-97, in the SE1/4 and SE1/4 NE1/4 of Section 34, Township 36 South, Range 7 East of the Willamette Meridian, Klamath Falls, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$189,000.00. (See ORS 93.030)

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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: 7/18/12

470312021495-TTJA37
Deed (Warranty-Statutory)

42mf

Sandia Piedra Banks, Trustee of the Living Trust of
Sandia Corning Pearson, U.A.D. 10-25-01

BY: Sandia Piedra Banks, TTE
Trustee

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on 7/18, 2012

by Sandia Piedra Banks, Trustee

[Signature], Notary Public - State of Oregon

My commission expires: _____

