

1st
1922803-
AF

2012-007962

Klamath County, Oregon



After recording return to:
David M Cook
1430 NE Grable Dr
Grants Pass, OR 97526

Until a change is requested all tax
statements shall be sent to the
following address:
David M Cook
1430 NE Grable Dr
Grants Pass, OR 97526

File No.: 7021-1922803 (ALF)
Date: July 16, 2012

THIS SPACE



00121497201200079620020021

07/20/2012 03:26:55 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

James D. Hitchcock and Nancy C. Hitchcock, Trustees of the James D. Hitchcock and Nancy C. Hitchcock Revocable Living Trust, dated November 10, 2005, Grantor, conveys and warrants to David M Cook, 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 13, Block 107, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. The 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 **\$78,000.00**. (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 19th day of July, 2012

James D. Hitchcock and Nancy C. Hitchcock,
Trustees of the James D. Hitchcock and
Nancy C. Hitchcock Revocable Living Trust

James D. Hitchcock, Trustee

James D. Hitchcock, Trustee

Nancy C. Hitchcock, Trustee

Nancy C. Hitchcock, Trustee

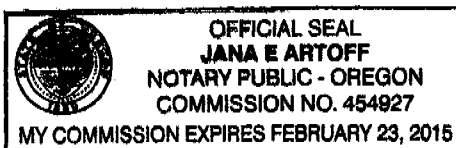
STATE OF Oregon)

County of)

Josephine

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This instrument was acknowledged before me on this 19th day of July, 2012
by **James D. Hitchcock and Nancy C. Hitchcock, Trustees of the James D. Hitchcock and
Nancy C. Hitchcock Revocable Living Trust.**



Jana E. Artoff
Notary Public for Oregon

My commission expires: 2-23-15