

1st  
1902894 SK

2012-008092  
Klamath County, Oregon



00121659201200080920020020

07/24/2012 03:02:17 PM

Fee: \$42.00



After recording return to:  
Eric Conner  
6413 Harlan Dr  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Eric Conner  
6413 Harlan Dr  
Klamath Falls, OR 97603

File No.: 7021-1902894 (SFK)  
Date: June 12, 2012

THIS SPACE RESERVED FOR RECORDERS USE

### STATUTORY WARRANTY DEED

**Carol Terry Monson Trustee of the Carol Terry Monson Revocable Trust Dated July 5, 2007,**  
Grantor, conveys and warrants to **Eric Conner**, 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 15, BLOCK 19 OF TRACT NUMBER 1127, NINTH ADDITION TO SUNSET VILLAGE,  
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 Taxes a Lien, but not yet due and payable.**

The true consideration for this conveyance is **\$254,000.00**. (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 9 day of July, 2012.

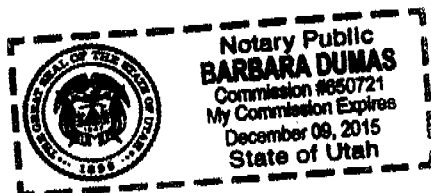
Carol Terry Monson Trustee of the Carol  
Terry Monson Revocable Trust Dated July 5,  
2007

Carol Terry Monson Trustee  
Carol Terry Monson, Trustee

STATE OF UT 30  
Oregon )  
County of Blaine 80 )ss.  
Blaine Salt Lake

This instrument was acknowledged before me on this 9 day of July, 2012  
by **Carol Monson Revocable Trust.**

Barbara Dumas



Notary Public for ~~Oregon~~ UT  
My commission expires: 12-9-15