

MT94653-MS

THIS SP/

2012-009736

Klamath County, Oregon



00123696201200097360020022

09/04/2012 03:11:01 PM

Fee: \$42.00

After recording return to:

Alishia Huntoon

1929 Terrace Avenue

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Alishia Huntoon

1929 Terrace Avenue

Klamath Falls, OR 97601

Escrow No. MT94653-MS

Title No. 0094653

SWD r.020212

STATUTORY WARRANTY DEED

Lowell Neil M. Hurley and Mary J. Hurley, individually and as Co-Trustees of the Hurley Family Revocable Living Trust dated December 30, 1992,

Grantor(s), hereby convey and warrant to

Alishia Huntoon and David DeRoche, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 6, 7 and 8 and the East 10 feet of Lot 9 in Block 4 of MOUNTAIN VIEW 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.

The true and actual consideration for this conveyance is **\$269,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2012-2013 Real Property Taxes a lien not yet due and payable.

4/2/2012

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 31st day of Aug, 2012

Lowell Neil M. Hurley
Lowell Neil M. Hurley, Co-Trustee

Mary J. Hurley
Mary J. Hurley, Co-Trustee

Trustees of the Hurley Family Revocable Living Trust
dated December 30, 1992

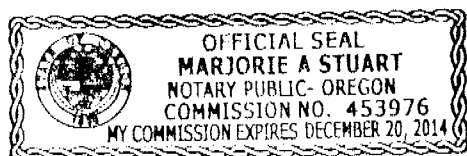
BY: Lowell Neil M. Hurley
Lowell Neil M. Hurley, Co-Trustee

BY: Mary J. Hurley
Mary J. Hurley, Co-Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/31, 2012 by Lowell Neil M. Hurley and Mary J. Hurley, individually and as Co-Trustees of the Hurley Family Revocable Living Trust dated December 30, 1992.

[Signature]
(Notary Public for Oregon)



My commission expires 12/20/14