

WTC 94603-LW

THIS SPAC

2012-009941
Klamath County, Oregon



09/07/2012 03:37:17 PM

Fee: \$42.00

After recording return to:

STEPHEN W. CLARK

10402 MERLIN WAY

KLAMATH FALLS, OR 97601

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

STEPHEN W. CLARK

10402 MERLIN WAY

KLAMATH FALLS, OR 97601

Escrow No. MT94603-LW

Title No. 0094603

SWD r.020212

STATUTORY WARRANTY DEED

**CHARLENE W. OKAMOTO, AS TRUSTEE OF THE HOWARD S. OKAMOTO AND
CHARLENE W. OKAMOTO 2008 REVOCABLE TRUST,**

Grantor(s), hereby convey and warrant to

STEPHEN W. CLARK and MICHELE K. CLARK, 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:

Lot 1083, Tract 1422, RANCHVIEW ESTATES, 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 **\$220,000.00**.

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.

42bnd

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 6th day of September, 2012

CHARLENE W. OKAMOTO, AS TRUSTEE OF THE
HOWARD S. OKAMOTO AND CHARLENE W.
OKAMOTO 2008 REVOCABLE TRUST

BY:

CHARLENE W. OKAMOTO, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF Alameda. SS.

On 6th September, 2012 before me, Charlene O Kamoto personally appeared CHARLENE W. OKAMOTO, AS TRUSTEE OF THE HOWARD S. OKAMOTO AND CHARLENE W. OKAMOTO 2008 REVOCABLE TRUST personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that SHE executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

