

Courtesy

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2012-010074

Klamath County, Oregon



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09/11/2012 03:29:50 PM

Fee: \$37.00

received for recording on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

WUT SERVICES, INC.
63 Via Pico Plaza #544
San Clemente, CA 92672

Grantor's Name and Address

Mr. Justin M. Simmons
1044 9th Street #3
Santa Monica, CA 90403

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Mr. Justin M. Simmons
1044 9th Street #3
Santa Monica, CA 90403

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Mr. Justin M. Simmons
1044 9th Street #3
Santa Monica, CA 90403

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WUT SERVICE, INC. A NEVADA
CORPORATION

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Justin M. Simmons

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in KLAMATH County, State of Oregon, described as follows, to-wit:

PORTION LOT 6-D, BLOCK 16, KLAMATH FALLS FOREST ESTATES, SYCAN
UNIT LOT 6, BLOCK 16 SITUATED SOUTH AND EAST OF A POINT
THAT IS EAST 750 FEET AND SOUTH 450 FEET OF THE
NORTHWEST CORNER OF SAID LOT 6, BLOCK 16
KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00. However, the
~~actual consideration consists of or includes other property or value given or promised which is the whole or part of the judgment~~
~~which constitutes the consideration. The signature between the symbols & if not applicable, should be deleted. See ORS 92.027.~~

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 8-30-2012; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009. 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, ORE-
GON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON County of Orange

This instrument was acknowledged before me on August 31 2012

by _____

This instrument was acknowledged before me on _____

by William J. Trapp

as President

of WUT Service Inc



Notary Public for Oregon

My commission expires 3-18-15