



THIS SPACE RESERVED FOR RECORDER'S USE

2012-011335
Klamath County, Oregon
10/12/2012 09:05:54 AM
Fee: \$52.00

After recording return to:

Craig V. Hansen

1106 Madison

Klamath Falls, OR 97603

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

Craig V. Hansen

1106 Madison

Klamath Falls, OR 97603

Escrow No. MT95180-KR

Title No. 0095180

SWD r.020212

STATUTORY WARRANTY DEED

LaVonne T. Lankford and Robert Ray Yunck and Marvin Eugene Yunck and Marilyn Darlene Gustin,

Grantor(s), hereby convey and warrant to

Craig V. Hansen,

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:

Tract 32, PLEASANT HOME TRACTS NO. 2, 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 **\$50,000.00**.

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.

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.

52 AMT

Dated this 2nd day of October, 2012.

LaVonne T. Lankford
LaVonne T. Lankford

signed in counterpart
Robert Ray Yunck

X Marvin Eugene Yunck
Marvin Eugene Yunck

signed in counterpart
Marilyn Darlene Gustin

State of Oregon
County of Klamath

This instrument was acknowledged before me on October 2, 2012 by LaVonne T. Lankford.

Kristi L. Redd
(Notary Public for OREGON)

My commission expires 11/16/2015



State of _____
County of _____

This instrument was acknowledged before me on _____, 2012 by Robert Ray Yunck.

(Notary Public for _____)

My commission expires _____

State of Oregon
County of Klamath

This instrument was acknowledged before me on October 2, 2012 by Marvin Eugene Yunck

Kristi L. Redd
(Notary Public for OREGON)

My commission expires 11/16/2015



State of _____
County of _____

This instrument was acknowledged before me on _____, 2012 by Marilyn Darlene Gustin.

(Notary Public for _____)

My commission expires _____

Dated this 2nd day of October, 2012

signed in counterpart
LaVonne T. Lankford

signed in counterpart
Marvin Eugene Yunck

signed in counterpart
Robert Ray Yunck

X Marilyn Darlene Gustin
Marilyn Darlene Gustin

State of _____
County of _____

This instrument was acknowledged before me on _____, 2012 by LaVonne T. Lankford.

(Notary Public for _____)

My commission expires _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 2012 by Robert Ray Yunck.

(Notary Public for _____)

My commission expires _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 2012 by Marvin Eugene Yunck

(Notary Public for _____)

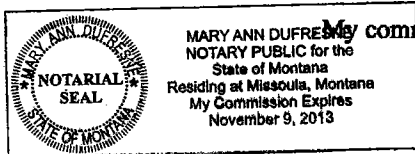
My commission expires _____

X State of Montana
County of Missoula

This instrument was acknowledged before me on Oct 2, 2012 by Marilyn Darlene Gustin.

Mary Ann Dufresne MARY ANN DUFRESNE
(Notary Public for State of Montana)

My commission expires Nov 9, 2013



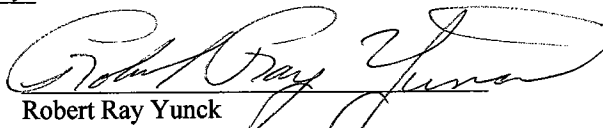
Dated this 10 day of OCTOBER 2012

signed in counterpart

LaVonne T. Lankford

signed in counterpart

Marvin Eugene Yunck



Robert Ray Yunck

signed in counterpart

Marilyn Darlene Gustin

State of _____

County of _____

This instrument was acknowledged before me on _____, 2012 by LaVonne T. Lankford.

(Notary Public for _____)

My commission expires _____

State of Missouri

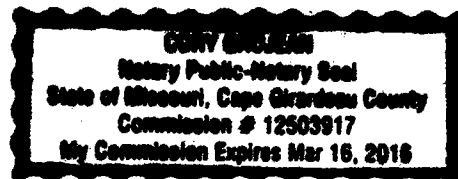
County of Cape Girardeau

This instrument was acknowledged before me on October 4, 2012 by Robert Ray Yunck.



(Notary Public for _____)

My commission expires 3/16/16



State of _____

County of _____

This instrument was acknowledged before me on _____, 2012 by Marvin Eugene Yunck

(Notary Public for _____)

My commission expires _____

State of _____

County of _____

This instrument was acknowledged before me on _____, 2012 by Marilyn Darlene Gustin.

(Notary Public for _____)

My commission expires _____