

1st 1962227 SA

2012-011356

Klamath County, Oregon

10/12/2012 11:31:54 AM

Fee: \$42.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Michael E. Vesterby and Pamela R.
Vesterby
23534 Pheasant Ln.
Sprague River, OR 97639

Until a change is requested all tax
statements shall be sent to the
following address:
Michael E. Vesterby and Pamela R.
Vesterby
23534 Pheasant Ln.
Sprague River, OR 97639

File No.: 7021-1962227 (SFA)
Date: September 19, 2012

STATUTORY WARRANTY DEED

Oregon Wilderness Outposts Trust, Grantor, conveys and warrants to **Michael E. Vesterby and Pamela R. Vesterby, husband and wife**, 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 21 Block 37, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. The **2012/2013** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$29,900.00**. (Here comply with requirements of ORS 93.030)

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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 5th day of OCTOBER, 20 12.

Oregon Wilderness ~~Outposts~~ Trust

Emiliano L. Richards, First Trustee

STATE OF Oregon Idaho)
)ss.
County of Klamath Boundary)

This instrument was acknowledged before me on this 5 day of October, 2012
by Emiliano L. Richards as First Trustee of Oregon Wilderness Outposts Trust

Notary Public for ~~Oregon~~ Idaho
My commission expires: 2/16/18

