



2012-011797
Klamath County, Oregon
10/23/2012 03:09:57 PM
Fee: \$42.00

After recording return to:

ROBERT J. NUTTER

1639 McClellan Dr.

Klamath Falls, OR 97603

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

ROBERT J. NUTTER

1639 McClellan Dr.

Klamath Falls, OR 97603

Escrow No. MT95072-DS

Title No. 0095072

SWD r.020212

STATUTORY WARRANTY DEED

**GAIL V. WEBB AND LENA L. WEBB, AS TRUSTEES OR THEIR SURVIVOR OR
SUCCESSOR TRUSTEE OF THE WEBB FAMILY TRUST, DATED SEPTEMBER 28, 1983,**

Grantor(s), hereby convey and warrant to

ROBERT J. NUTTER,

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:

All of Lot 87 and Southeasterly 33.7 feet of Lot 88 of the Supplemental plat of Lots 83 to 86 of MOYINA, 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 **\$136,000.00**.

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.

42 AMT

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 22 day of October 2012.

THE WEBB FAMILY TRUST, DATED SEPTEMBER
28, 1983

BY: Gail V. Webb
GAIL V. WEBB, TRUSTEE

BY: Lena L. Webb
LENA L. WEBB, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-22-, 2012 by GAIL V. WEBB AND LENA L. WEBB, AS TRUSTEES OF THE WEBB FAMILY TRUST, DATED SEPTEMBER 28, 1983.

B. Jean Phillips
(Notary Public for Oregon)
My commission expires 3-2-16

