



WTC 95407-SH

2012-012111
Klamath County, Oregon
10/31/2012 03:08:08 PM
Fee: \$42.00

After recording return to:

ALLAN E. ANDERSON
1912 HOPE STREET
KLAMATH FALLS, OR 97603

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

ALLAN E. ANDERSON
1912 HOPE STREET
KLAMATH FALLS, OR 97603

Escrow No. MT95407-SH
Title No. 0095407
SWD r.020212

STATUTORY WARRANTY DEED

DALE W. NORTHROP AND ADORA L. NORTHROP, TRUSTEES IN TRUST UNDER THE NORTHROP FAMILY TRUST DATED NOVEMBER 8, 2011,

Grantor(s), hereby convey and warrant to

ALLAN E. ANDERSON,

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:

Lots 84 and 85 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$129,900.00.**

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:

Handwritten signature

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 30th day of Oct, 2012

THE NORTHROP FAMILY TRUST DATED NOVEMBER 8, 2011

BY: [Signature]
DALE W. NORTHROP, TRUSTEE

BY: [Signature]
ADORA L. NORTHROP, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 30th, 2012 by DALE W. NORTHROP AND ADORA L. NORTHROP, TRUSTEES IN TRUST UNDER THE NORTHROP FAMILY TRUST DATED NOVEMBER 8, 2011.



[Signature]
(Notary Public for Oregon)

My commission expires 11-18-15