



2012-013024
Klamath County, Oregon
11/26/2012 02:48:08 PM
Fee: \$42.00

After recording return to:

JESSICA BAILEY

5826 HARLAN DRIVE

KLAMATH FALLS, OR 97603

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

JESSICA BAILEY

5826 HARLAN DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT93915-LW

Title No. 0093915

SWD r.020212

STATUTORY WARRANTY DEED

**MARJORIE J. SEUTTER, SUCCESSOR TRUSTEE OF THE DAVID W. SEUTTER TRUST and
MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST,**

Grantor(s), hereby convey and warrant to

JESSICA BAILEY,

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:

Lot 6 in Block 3 of FIRST ADDITION TO SUNSET VILLAGE, 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 **\$126,500.00**.

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:

4/2/12

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 21 day of November - 2012

MARJORIE J. SEUTTER, SUCCESSOR TRUSTEE OF
THE DAVID W. SEUTTER TRUST

BY: Marjorie J. Seutter
MARJORIE J. SEUTTER, TRUSTEE

MARJORIE J. SEUTTER, TRUSTEE OF THE
MARJORIE J. SEUTTER TRUST

BY: Marjorie J. Seutter
MARJORIE J. SEUTTER, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 21, 2012 by MARJORIE J. SEUTTER, SUCCESSOR TRUSTEE OF THE DAVID W. SEUTTER TRUST and MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

