



THIS SPACE RESERVED FOR RECORDING USE

2012-013198  
Klamath County, Oregon  
11/28/2012 03:10:10 PM  
Fee: \$42.00

After recording return to:

Michael R. Mumford

150154 Midstate

La Pine, OR 97739

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

Michael R. Mumford

150154 Midstate

La Pine, OR 97739

SR143715TI

Escrow No. SR143715TI

Title No. 95793

SWD r.020212

### STATUTORY WARRANTY DEED

#### J & D OR PROPERTIES LLC,

Grantor(s), hereby convey and specially warrant to

**Michael R. Mumford,**

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 4, Block 3, FIRST ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key No. 135794

2310-016B0-00500-000

The true and actual consideration for this conveyance is **\$58,900.00**.

The above-described property is free of encumbrances and claims created or suffered by grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M03, page 76907 except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return to:



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<sup>st</sup> day of NOV, 2012

J & D OR PROPERTIES LLC

BY:

John Walter Lusk  
John Walter Lusk, Member

BY:

Deborah K. Lusk  
Deborah K. Lusk, Member

State of

Oregon

County of

Lane

On this 21<sup>st</sup> day of November, 2012, before me, Marcie Michael the undersigned, a Notary Public in and for said State, personally appeared John Walter Lusk, and Deborah K. Lusk as Member of J & D OR Properties LLC, an Oregon Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Marcie Michael

Notary Public for Oregon

Residing at: Cottage Grove

Commission Expires:

