

mtc 95813
File No. 12019299

2013-000053
Klamath County, Oregon
01/02/2013 03:14:46 PM
Fee: \$42.00

Grantor
Edward M. Litten
Grantee
Edward M. Litten Trevor D. Hutchens Nicholas Kapphahn Ronald Roberts
After recording return to
Edward M. Litten Trevor D. Hutchens Nicholas Kapphahn Ronald Roberts 20840 S. Charriere Road Oregon City, OR 97045
Until requested, all tax statements shall be sent to
Same as Above Tax Acct No(s): 140895

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

Edward M. Litten, who aquired title as E. Mike Litten

Grantor, conveys to

Trevor D. Hutchens, Edward M. Litten, Nicholas Kapphahn and Ronald Roberts

Grantee(s), the following described real property:

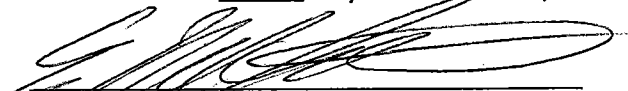
Lot 99, Block 1 of Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030.)

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.

42 AMT

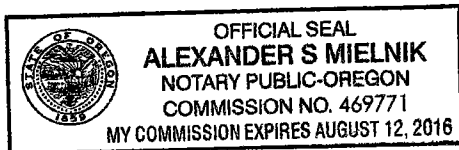
Executed this 24 day of December, 2012.


Edward M. Litten

State of Oregon, County of Multnomah) ss.

This instrument was acknowledged before me on this 24th day of December, 2012 by Edward M. Litten.

Notary Public for Oregon
My commission expires: 8/12/2016



Unofficial Copy