



THIS SPACE RESERVED FOR

2013-000163
Klamath County, Oregon
01/04/2013 10:35:46 AM
Fee: \$42.00

After recording return to:

Marie C. Soares

5015 Karyn Dawn Drive

Denair, CA 95316

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

Marie C. Soares

5015 Karyn Dawn Drive

Denair, CA 95316

Escrow No. SR142393TI

Title No. 142393

SWD r.020212

STATUTORY WARRANTY DEED

**James A. Pierce and Dorothy A. Pierce, Trustees of the James A. Pierce and Dorothy A. Pierce
Living Trust April 4, 1994,**

Grantor(s), hereby convey and warrant to

Marie C. Soares , an unmarried woman,

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 8 in Block 8 of WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION,
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:

Acct #2309-001C0-03000-000

Key #129239

The true and actual consideration for this conveyance is \$160,000.00.

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:

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 26 day of December, 2012

James A. Pierce and Dorothy A. Pierce, Trustees of the
James A. Pierce and Dorothy A. Pierce Living Trust April
4, 1994

BY: James A. Pierce, Trustee
James A. Pierce, Trustee

BY: Dorothy A. Pierce, Trustee
Dorothy A. Pierce, Trustee

State of WA
County of Pierce

On this 26 day of Dec, 2012, before me Cynthia S. Concepcion, a notary public in and for said State, personally appeared James A. Pierce and Dorothy A. Pierce, Trustees of the James A. Pierce and Dorothy A. Pierce Living Trust April 4, 1994 being by me first duly sworn, declared that they are Trustees of the James A. Pierce and Dorothy A. Pierce Living Trust dated April 4, 1994 that they signed the foregoing document as the Trustees and that statements therein contained are true.

Cynthia S. Concepcion
Notary Public
Residing at:
Commission Expires:

CYNTHIA S. CONCEPCION
Notary Public
State of Washington
My Commission Expires
August 15, 2014