



2013-000512
 Klamath County, Oregon
 01/15/2013 11:19:19 AM
 Fee: \$42.00

After recording return to:

HARRIET A. GROVE

3519 HILYARD AVE.

KLAMATH FALLS, OR 97603

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

HARRIET A. GROVE

3519 HILYARD AVE.

KLAMATH FALLS, OR 97603

Escrow No. MT96059-LW

Title No. 0096059

SWD r.020212

STATUTORY WARRANTY DEED

**SHIRLEEN BAILEY , AS SUCCESSOR TRUSTEE OF THE JULIA A. VANCIL REVOCABLE
 LIVING TRUST DATED APRIL 30, 2007,**

Grantor(s), hereby convey and warrant to

HARRIET A. GROVE,

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:

The Easterly 76.9 feet of Lots 11 and 12 in Block 3, ALTAMONT ACES, according to the official plat thereof on file in
 the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Northerly 95 feet.

ALSO EXCEPTING THEREFROM the Southerly 5 feet of the Easterly 76.9 feet of Lot 11 conveyed to Klamath
 County by Deed recorded June 21, 1961 in Volume 330, page 387, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Easterly 5 feet conveyed to Klamath County by Deed recorded October 21,
 1963 in Volume 348, page 589, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Charles Krantz and Reva M. Krantz by Bargain and Sale
 Deed recorded October 12, 1973 in Volume M73, page 13767, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded July 11,
 2001 in Volume M01-33672, Microfilm Records of Klamath County, Oregon.

42 AMT

The true and actual consideration for this conveyance is \$79,000.00.

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:

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 11 day of January, 2013

SHIRLEEN BAILEY, AS SUCCESSOR TRUSTEE OF
THE JULIA A. VANCIL REVOCABLE LIVING TRUST
DATED APRIL 30, 2007

BY: Shirleen Bailey
SHIRLEEN BAILEY, SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 11, 2013 by SHIRLEEN BAILEY, AS
SUCCESSOR TRUSTEE OF THE JULIA A. VANCIL REVOCABLE LIVING TRUST DATED APRIL 30, 2007.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

