

1st 2012865-ALF

2013-001056

Klamath County, Oregon

01/29/2013 01:11:33 PM

Fee: \$42.00



After recording return to:
Rebecca McDougal
18848 Taylor Rd
Merrill, OR 97633

Until a change is requested all tax
statements shall be sent to the
following address:
Rebecca McDougal
18848 Taylor Rd
Merrill, OR 97633

File No.: 7021-2012865 (ALF)
Date: December 19, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

The Mattie Mae Coit Living Trust UTD, dated May 1, 2006, Grantor, conveys and warrants to **Rebecca McDougal**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 2 of Land Partition 32-96 situated in the NW1/4 NW1/4 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$32,000.00**. (Here comply with requirements of ORS 93.030)

F42-

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.

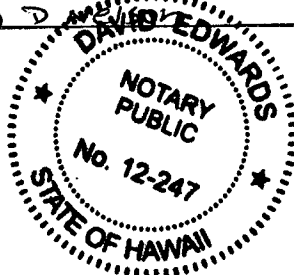
Dated this 23rd day of January, 2013.

The Mattie Mae Coit Living Trust UTD, dated
May 1, 2006

David Edwards Nelson
Successor Trustee, Trustee

STATE OF Hawaii)
)ss.
County of Honolulu)

This instrument was acknowledged before me on this 23 day of January, 2013
by Dion D. Edwards



David Edwards
Notary Public for State of Hawaii
My commission expires: August 5th 2016

Doc. Date: 1/23/13 # Pages 2
Notary Name: David Edwards First Circuit
Doc. Description Statutory
Warranty Deed

Page 2 of 2

David Edwards 1/23/13
Notary Signature Date

NOTARY CERTIFICATION

