

TST  
0046978



After recording return to:  
Ryan Tucker  
65 Juniper Mobile Estates  
Sequim, WA 98382

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Ryan Tucker  
65 Juniper Mobile Estates  
Sequim, WA 98382

File No.: 7084-2046978 (mh)  
Date: March 04, 2013

**2013-002646**  
Klamath County, Oregon  
03/11/2013 02:00:36 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Green Tree Servicing LLC**, Grantor, conveys and warrants to **Ryan Tucker**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$35,000.00**. (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.

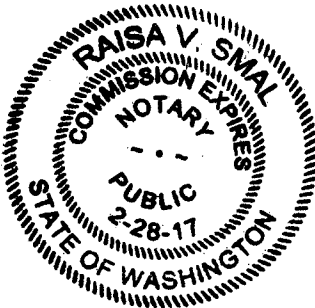
Dated this 4<sup>th</sup> day of March, 2013.

Green Tree Servicing LLC

  
By: Tim Grantham Authorized  
Agent

STATE OF Washington )  
County of King ) ss.

This instrument was acknowledged before me on this 04 day of March, 2013 by Tim Grantham as Authorized Agent of Green Tree Servicing LLC, on behalf of the limited liability company.



Raisa V. Smol  
Notary Public for Washington  
My commission expires: 2-28-17

**EXHIBIT A**

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

**LOT 12, TRACT 1304, PLEASANT VISTA, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

**LESS AND EXCEPTING THE FOLLOWING DEEDED TO JOSEPH P. REISTER & JENNIFER DEL SANTO-REISTER BY VOLUME M04 PAGE 33634, RECORDS OF KLAMATH COUNTY, OREGON:**

**BEGINNING AT THE NORTHWEST CORNER OF LOT 16 AS SHOWN ON SAID TRACT 1304; THENCE SOUTH 00° 10' 00" WEST, ALONG THE EAST LINE OF LOT 12 OF SAID TRACT 1304, 90.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89° 50' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 12, 40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 24° 03' 47" EAST, 98.74 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 16 AND POINT OF BEGINNING.**