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2054861-  
ALF

2013-003093

Klamath County, Oregon

03/22/2013 11:33:52 AM

Fee: \$42.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Tori Doddridge  
6730 Kimberly Ct  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tori Doddridge  
6730 Kimberly Ct  
Klamath Falls, OR 97603

File No.: 7021-2054861 (ALF)  
Date: March 15, 2013

## STATUTORY WARRANTY DEED

**Jane A Miller as Successor Trustee of the Emily C. Otski Revocable Trust u/a dated March 20, 2008**, Grantor, conveys and warrants to **Tori Doddridge**, 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:

**Lots 30 and 31, Block 3, TRACT NO 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of said Lot 30 more particularly described as follows: Beginning at a point on the East line of Lot 29, Block 3 of said Tract 1120, said point being South 70.00 feet from the center of the cul-de-sac of Kimberly Court, thence North 20.00 feet; thence Northeasterly along the arc of said cul-de-sac (thru a central angle of 20°09'08") 17.59 feet; thence South 36°45'3" West 28.78 feet to the point of beginning. ALSO EXCEPTING therefrom the Easterly 10 feet of Lot 31 in Block of said SECOND ADDITION TO EAST HILLS ESTATES, TRACT 1120.**

**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 **\$328,000.00**. (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 21 day of March, 2013.

**Jane A Miller as Successor Trustee of the  
Emily C. Otoski Revocable Trust u/a dated  
March 20, 2008**

March 20, 2008

  
Jane A Miller, Successor Trustee

STATE OF ~~Oregon~~ Georgia )  
 )ss.  
County of Klamath white )

This instrument was acknowledged before me on this 21 day of March, 2013  
by as of Jane A Miller as Successor Trustee of the Emily C. Oatoski Revocable Trust u/a dated March 20,  
2008, on behalf of the .

Notary Public for Oregon *Georgia*  
My commission expires: *5-5-2014*

