

1st 2056259 LW



After recording return to:
Dotson Revocable Trust
37110 HWY 62
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Dotson Revocable Trust
37110 HWY 62
Chiloquin, OR 97624

File No.: 7021-2056259 (LW)
Date: March 20, 2013

2013-004199

Klamath County, Oregon

04/19/2013 03:26:53 PM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert Odell Young and Phyllis Aileen Young, Trustees of the YOUNG JOINT LIVING TRUST, Grantor, conveys and warrants to **Walter E. Dotson, Jr., and Linda L. Dotson, Co-Trustees, under Declaration of Trust, dated August 19, 1996, as Amended and Restated, dated August 19, 1996**, 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 3 of Land Partition 61-94, situated in Government Lots 20, 21 and 22 (NW1/4 SW1/4) of Section 5, Township 35 South, Range 7 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 **\$228,500.00**. (Here comply with requirements of ORS 93.030)

42-F

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 5 day of April, 2013

Robert Odell Young and Phyllis Aileen Young, Trustees of the YOUNG JOINT LIVING TRUST

Robert O. Young
Robert O. Young, Trustee

Phyllis A. Young
Phyllis A. Young, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of April, 2013 by as of Robert Odell Young and Phyllis Aileen Young, Trustees of the YOUNG JOINT LIVING TRUST, on behalf of the .

Adrien Fleek

Notary Public for Oregon
My commission expires:

12-3-14

