

154
2077751

2013-004729

Klamath County, Oregon

05/03/2013 11:04:18 AM

Fee: \$42.00



After recording return to:
Brown Revocable Living Trust
6415 Osprey Lane
Klamath Falls, OK 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Brown Revocable Living Trust
6415 Osprey Lane
Klamath Falls, OK 97601

File No.: 7072-2077751 (DJH)
Date: April 23, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Union Bank, N.A., formerly Union Bank of California, N.A., a National Banking Association, Grantor, conveys and warrants to **Bennett G. Brown and Janice I. Brown Trustees of the Brown Revocable Living Trust, dated January 9, 2013**, 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:

Lot 1242, TRACT 1440, RANCHVIEW ESTATES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of 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 **\$245,000.00**. (Here comply with requirements of ORS 93.030)

F.
47.-

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.

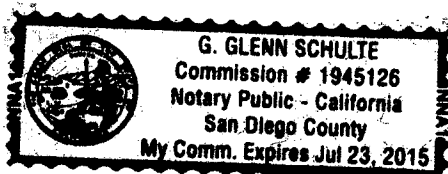
Dated this 1st day of May, 2013.

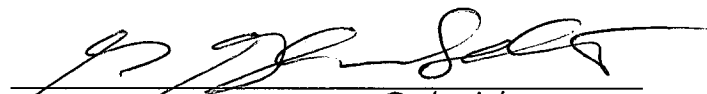
Union Bank, N.A., formerly Union Bank of
California, N.A., a National Banking
Association


By: Heidi Broderson, AVP

STATE OF California)
)ss.
County of SAN DIEGO)

This instrument was acknowledged before me on this 1st day of May, 2013
by Heidi Broderson as AVP of Union Bank, N.A., formerly Union Bank of California, N.A., a National
Banking Association, on behalf of the Bank.




G. Glenn Schulte
Notary Public for California
My commission expires: July 23, 2015