

mtc 97636-LW

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Quentin B. and Tina M. Douglas 6461 Bryant Avenue Klamath Falls, OR 97603
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2013-005898
Klamath County, Oregon
05/24/2013 03:38:56 PM
Fee: \$37.00

- WARRANTY DEED -

David C. Douglas, Successor Trustee of the Johnson Revocable Living Trust executed October 5, 2011, Grantor, whose address is 5451 Pioneer Drive, Eloy, AZ 85131, conveys and warrants to Quentin B. Douglas and Tina M. Douglas, husband and wife, Grantees, whose address is 2424 Radcliffe Avenue, Klamath Falls, OR 97601, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 23 in Block 5 of the SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

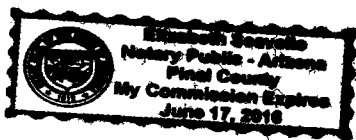
SUBJECT TO AND EXCEPTING:

Free and clear of all liens and encumbrances, except zoning ordinances, building and use restrictions, reservations, federal patents, recorded easements, declarations and covenants and conditions and restrictions which are part of the development.

The true and actual consideration for this transfer is \$140,000.00.

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, AND 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 22 day of May, 2013.



David C. Douglas
DAVID C. DOUGLAS, Trustee of the
Johnson Revocable Living Trust executed
October 5, 2011

STATE OF ARIZONA)
) ss.
County of Pinal)

Personally appeared before me this 22nd day of May, 2013, the above named David C. Douglas, Trustee of the Johnson Revocable Living Trust executed October 5, 2011, and acknowledged the foregoing instrument to be his voluntary act and deed.

Elizabeth George
Notary Public for Arizona
My Commission expires: 6-17-2016

37 AMT