

UTC 95748MS

Order No.

0095748

Escrow No.

MT95748-MS

Loan No.

503875751

WHEN RECORDED MAIL TO GRANTEE:

James B. Gale, et al

2308283

State of Oregon

APN:

2013-006048

Klamath County, Oregon

05/29/2013 03:06:29 PM

Fee: \$47.00

READ AND APPROVED AS TO
FORM AND CONTENT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Daniel E. Becker and Patricia A. Becker, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES B. GALE AND TAMARA L. GALE **, Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

**as tenants by the entirety

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 236,502.00. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 5th day of December, 2012; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: 12.5.12

Al Deterding

Al Deterding authorized signatory for Cartus Financial Corporation as attorney in fact for Daniel E. Becker

Al Deterding

Al Deterding authorized signatory for Cartus Financial Corporation as attorney in fact for Patricia A. Becker

47AWT

STATE OF New Jersey
COUNTY OF Burlington SS.

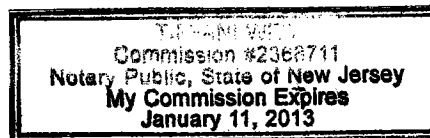
On December 5, 2012 before me, Tiffani Witt a notary public, personally appeared, Al Deterding as authorized signor for Cartus Financial Corporation, as Attorney-in-Fact for, Daniel E. Becker and Patricia A. Becker, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



My Commission Expires: _____



CARTUS File No. 2308283

Property Address: 7810 Big Buck Lane, KLAMATH FALLS, OR 97601

EXHIBIT "A"

Lots 11 and 12, Block 37, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.