



THIS SPACE RESERVED FOR

2013-006384

Klamath County, Oregon

06/06/2013 03:54:41 PM

Fee: \$42.00

After recording return to:

BEVERLY BAUMAN

76 Washington Street

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

BEVERLY BAUMAN

76 Washington Street

Klamath Falls, OR 97601

Escrow No. MT97644-DS

Title No. 0097644

SWD r.020212

STATUTORY WARRANTY DEED

MARJORIE C. BUMALA, TRUSTEE OF THE MARJORIE C. BUMALA REVOCABLE LIVING TRUST,

Grantor(s), hereby convey and warrant to

BEVERLY BAUMAN,

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

All of Lot 4 and the Westerly 1/2 of Lot 5 in Block 4, EWAUNA HEIGHTS ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning on the Southerly line of Washington Street at a point 27.4 feet Easterly of the corner common to Lots 4 and 5 as aforesaid; thence Southeasterly at right angles to Washington Street, 110 feet to the alley; thence Southwesterly along the alley 82.2 feet more or less to Ewauna Boulevard; thence Northwesterly along the Easterly line of Ewauna Boulevard, 110 feet to Washington Street; thence Northeasterly along Washington Street 82.2 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$164,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

42 AMT

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 5th day of June, '13.

THE MARJORIE C. BUMALA REVOCABLE LIVING TRUST

BY: Marjorie C. Bumala, Trustee
MARJORIE C. BUMALA, TRUSTEE

State of ~~Oregon~~ Virginia
County of Pound W. Va.

This instrument was acknowledged before me on 6 June, 2013 by MARJORIE C. BUMALA, TRUSTEE OF THE MARJORIE C. BUMALA REVOCABLE LIVING TRUST.

[Signature]
(Notary Public for Oregon) Virginia
My commission expires 04/30/2015

