

1st
201858



After recording return to:
Toby A. Ross and Jo Ann Duthie
4910 Horned Lark Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Toby A. Ross and Jo Ann Duthie
4910 Horned Lark Drive
Klamath Falls, OR 97601

File No.: 7072-2061858 (DJH)
Date: March 26, 2013

2013-007636
Klamath County, Oregon
07/05/2013 11:49:30 AM
Fee: \$42.00

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 **Toby A. Ross and Jo Ann Duthie, husband and wife**, 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 1102, TRACT 1422, RANCHVIEW ESTATES, 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.

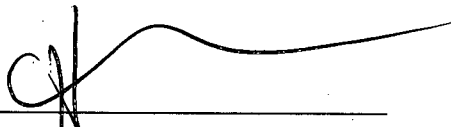
The true consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)

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.

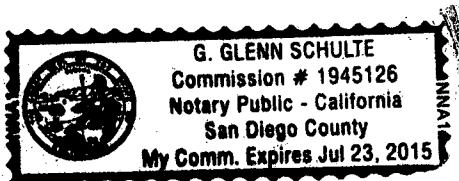
Dated this 3rd day of July, 2013.

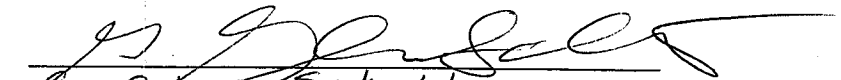
Union Bank, N.A., formerly Union Bank of
California, N.A., A National Banking
Association


By: Heidi Brodersen, VP

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

This instrument was acknowledged before me on this 3rd day of July, 2013
by Heidi Brodersen as VP of Union Bank, N.A., formerly Union Bank of California, N.A., A National
Banking Association, on behalf of the .




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