



THIS SPACE RESERVED FOR RECORDER'S USE

2013-007843
Klamath County, Oregon
07/11/2013 11:51:27 AM
Fee: \$42.00

After recording return to:

Otis Dean Oliver

2826 Kane Street

Klamath Falls, OR 97603

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

Otis Dean Oliver

2826 Kane Street

Klamath Falls, OR 97603

Escrow No. MT98234-KR

Title No. 0098234

SWD r.020212

STATUTORY WARRANTY DEED

Carol Lee Collins, Personal Representative of The Estate of Theresa M. Tron, deceased,

Grantor(s), hereby convey and warrant to

Otis Dean Oliver and Mary Jayne Oliver, as tenants by the entirety,

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:

The South 50 feet of the North 66 feet of TRACT 22 of BAILEY TRACTS, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$50,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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 11th day of July, 2013.

The Estate of Theresa M. Tron

BY: Carol Lee Collins
Carol Lee Collins, Personal Representative

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 11, 2013 by Carol Lee Collins, Personal Representative of The Estate of Theresa M. Tron, deceased.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

