



THIS SPACE RESERVED FOR RECORDER'S USE

2013-007902
Klamath County, Oregon
07/12/2013 01:35:27 PM
Fee: \$42.00

After recording return to:
Michael E. Lampkins
PO Box 344
Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address:
Michael E. Lampkins
PO Box 344
Merrill, OR 97633

Escrow No. MT97385-SH
Title No. 0097385
SWD r.020212

STATUTORY WARRANTY DEED

Luana Ratliff, Trustee of Trust Agreement dated March 8, 1984,

Grantor(s), hereby convey and warrant to

Michael E. Lampkins and Lori A. Lampkins, 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:

Lot 5 in Block 21, ORIGINAL TOWN OF MERRILL, 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 **\$94,850.00**.
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.

42.00 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 10 day of July, 2013.

Luana Ratliff, Trustee of Trust Agreement dated March 8, 1984

BY: Christopher R. Ratliff Successor Trustee
Christopher R. Ratliff, Successor Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 10, 2013 by Christopher R. Ratliff, as Successor Trustee of the Luana Ratliff Trust Agreement dated March 8 1984.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11-18-15