

134  
2114253-JD



After recording return to:  
Neal Genge  
9760 Simpson Canyon Rd  
Klamath Falls, OR 97601

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

Neal Genge  
9760 Simpson Canyon Rd  
Klamath Falls, OR 97601

File No.: 7021-2114253 (JD)  
Date: June 25, 2013

2013-008136

Klamath County, Oregon

07/17/2013 01:27:24 PM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

**April Woodman Trustee of the R.L. Sanders and Janice B. Sanders 2000 Trust**, Grantor, conveys and warrants to **Neal Genge**, 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:

**Parcel 3 of Land Partition 29-98 being a portion of Lot 1, TRACT 1310 - PLUM VALLEY II, 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 **\$0.00**. (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.

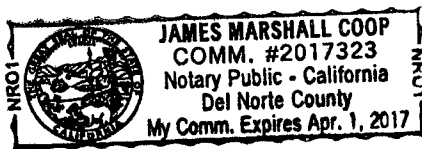
Dated this 15<sup>th</sup> day of July, 2013.

April Woodman Trustee of the R.L. Sanders  
and Janice B. Sanders 2000 Trust

April Woodman Trustee  
April Woodman, Trustee

STATE OF CALIFORNIA )  
 )ss.  
County of DEL NORTE )

This instrument was acknowledged before me on this 15<sup>th</sup> day of JULY, 2013  
by as of April Woodman Trustee of the R.L. Sanders and Janice B. Sanders 2000 Trust, on behalf of the .



James Marshall Coop  
Notary Public for STATE OF CALIFORNIA  
My commission expires: 1 April 2017