



2013-008802
Klamath County, Oregon
08/02/2013 02:26:36 PM
Fee: \$42.00

After recording return to:

David Ryan Larson
2900 Patterson Street
Klamath Falls, OR 97603

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

David Ryan Larson
2900 Patterson Street
Klamath Falls, OR 97603

Escrow No. MT98343-CT
Title No. 0098343
SWD r.020212

STATUTORY WARRANTY DEED

Ella Beth Yaden, Individually and Leila Jean Farley, Trustee of the Ella Elizabeth Yaden Revocable Living Trust, dated January 3, 2007,

Grantor(s), hereby convey and warrant to

David Ryan Larson and Ann Larson, 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 Northerly 78.5 feet of the Easterly 200 feet of Lot 2 and the Easterly 200 feet of Lot 3 of **HOMELAND TRACTS NO. 2**, 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 **\$151,000.00**.

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 18 day of July, 2013

*Ella Elizabeth Yaden by Leila Jean Farley,
attorney in fact.*

Ella Elizabeth Yaden by Leila Jean Farley, Attorney in
Fact

Leila Jean Farley, Trustee of the Ella Elizabeth Yaden
Revocable Living Trust, dated January 3, 2007

BY: *Leila Jean Farley Trustee*
Leila Jean Farley, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 18, 2013 by Leila Jean Farley as Attorney in Fact for Ella Beth Yaden and Leila Jean Farley as Trustee of the Ella Elizabeth Yaden Revocable Living Trust, dated January 3, 2007.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016

