



2013-010941

Klamath County, Oregon

09/26/2013 12:19:28 PM

Fee: \$42.00

After recording return to:

Carl E. Cluff Jr.

20867 SW Odessa Ave

Sherwood, OR 97140

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

Carl E. Cluff Jr.

20867 SW Odessa Ave

Sherwood, OR 97140

Escrow No. SR149668TI

Title No. 0098845

SWD r.020212

STATUTORY WARRANTY DEED

Bill W. Hale Trustee of the Bill W. Hale Revocable Living Trust Dated October 18, 2010,

Grantor(s), hereby convey and warrant to

Carl E. Cluff Jr. and Brenda L. Cluff, 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 2, Block 4, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key No.157975

R-2507-036C0-03300-000

The true and actual consideration for this conveyance is **\$139,000.00**.

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.

Return to:

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 20 day of September, 2013

Bill W. Hale Trustee of the Bill W. Hale Revocable Living
Trust Dated October 18, 2010

BY: Bill W. Hale
Bill W. Hale, Trustee

State of Oregon
County of Marion

On this 20th day of September, 2013, before me Jessica Wallen, a notary public in and for said State, personally appeared Bill W. Hale being by me first duly sworn, declared that he is the Trustee of the Bill W. Hale Revocable Living Trust dated October 18, 2010 that he signed the foregoing document as the Trustee and that statements therein contained are true.

Jessica Wallen
Notary Public
Residing at: 3001 Church St.
Commission Expires: Sept. 29, 2015

