



MT98566 DS

THIS SPACE RESERVED FOR

2013-011035
Klamath County, Oregon
09/30/2013 10:46:29 AM
Fee: \$42.00

After recording return to:
MARGARET M. WOOD
405 High Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
MARGARET M. WOOD
405 High Street
Klamath Falls, OR 97601

Escrow No. MT98566-DS
Title No. 0098566
SWD r.020212

STATUTORY WARRANTY DEED

**MICHAEL WESTROM, SUCCESSOR TRUSTEE OF THE BOBBIE NELL ALLEN
REVOCABLE LIVING TRUST UNDER AGREEMENT DATED NOVEMBER 23, 2011,**

Grantor(s), hereby convey and warrant to

MARGARET M. WOOD,

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 Westerly 85 feet of Lot 4 and the Westerly 89 feet of Lot 3, Block 33, HILLSIDE ADDITION TO THE CITY OF
KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.

The true and actual consideration for this conveyance is **\$44,900.00**.

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.

AS 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 26 day of SEPTEMBER 2013.

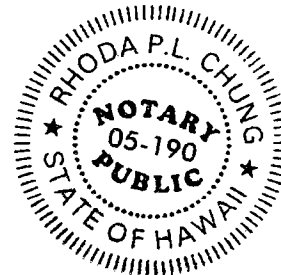
THE BOBBIE NELL ALLEN REVOCABLE LIVING
TRUST UNDER AGREEMENT DATED NOVEMBER 23, 2011

BY: [Signature]
MICHAEL WESTROM, SUCCESSOR TRUSTEE

State of Hawaii
County of Maui

This instrument was acknowledged before me on 09/26, 2013 by MICHAEL WESTROM, SUCCESSOR TRUSTEE OF THE BOBBIE NELL ALLEN REVOCABLE LIVING TRUST. UNDER AGREEMENT DATED NOVEMBER 23, 2011.

[Signature]
(Notary Public for Oregon)
Rhoda PL Chung
My commission expires Rhoda P.L. Chung
Exp. Date: April 3, 2017



Doc. Date: 09/26/13 # Pages: 02
Rhoda P.L. Chung Second Circuit

Doc. Description STATUTORY

WARRANTY DEED

[Signature] 09/26/13
Notary Signature Date
NOTARY CERTIFICATION

