

1st 2152432-LW

2013-012575
Klamath County, Oregon
11/08/2013 03:32:05 PM
Fee: \$42.00



After recording return to:
John Tsern
16 Morning View Drive
Newport Beach, CA 92657-1500

Until a change is requested all tax
statements shall be sent to the
following address:
John Tsern
16 Morning View Drive
Newport Beach, CA 92657-1500

File No.: 7021-2152432 (LW)
Date: September 22, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Billy J Montgomery, as Trustee of the Billy J. Montgomery Revocable Trust under agreement, dated November 25, 2008, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, Grantor, conveys and warrants to John Tsern a Married Person, 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:

Lots 8, 9 and the Southeasterly one-half of Lot 10 (as measured along the Northeasterly and Southwesterly lot lines) of OUSE KILA HOMESITES, 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 **\$170,000.00**. (Here comply with requirements of ORS 93.030)

F.
47.00

APN: R426934

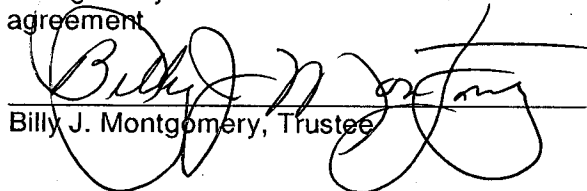
Statutory Warranty Deed
- continued

File No.: 7021-2152432 (LW)

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.

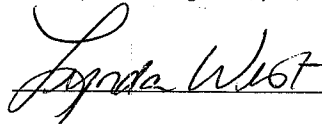
Dated this 5 day of November, 2013.

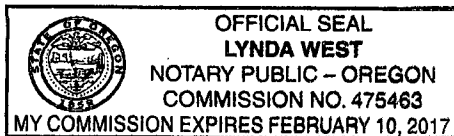
Billy J Montgomery, as Trustee of the Billy J. Montgomery Revocable Trust under agreement


Billy J. Montgomery, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of November, 2013 by as of Billy J Montgomery, as Trustee of the Billy J. Montgomery Revocable Trust under agreement, on behalf of the .





Notary Public for Oregon *sw*
My commission expires: 12-10-17