

2013-012799

Klamath County, Oregon 11/15/2013 01:01:35 PM

Fee: \$67.00

After recording return to: PAUL BRIAN WILLIAMS

PO Box 1025

Klamath Falls, OR 97601

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

PAUL BRIAN WILLIAMS

711 Hillside Avenue

Klamath Falls, OR 97601

Escrow No. MT99313-CT

Title No.

0099313

SWD r.020212

## STATUTORY WARRANTY DEED

VALERIE ANN CULLERS and JOHN HAROLD HODGES, II and WILLIAM JAMES HODGES and FR. FRANKLIN BUCKMAN also known as FRANKLIN BUCKMAN and MT. ANGEL ABBEY AND SEMINARY and CARMEN J. ROY, as tenants in common.

Grantor(s), hereby convey and warrant to

## PAUL BRIAN WILLIAMS and TINA LEE WILLIAMS, 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 7 of Loma Linda Heights, 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 \$157,000.00.

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:

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 8 day of Joseph Ler, 2013  |
|---|
| VALERIE ANN CULLERS, Individually   |
| John Sarold Hodges I by Valerie .   |
| Attorney in Fact  Attorney in Fact  |
| JOHN HAROLD HODGES, II, By Valerie Cullers, his Cullers has attorney in Fact  Nelliam James Lodgesty Calerie Cullers, his  WILLIAM JAMES HODGES by Valerie Cullers, his   |
|   |
| Attorney in Fact  |
| signed in counterpart   |
| FRANKLIN BUCKMAN  |
| Cumen J. Roy CARMEN J. ROY  |
|   |
| MT. ANGEL ABBEY AND SEMINARY  |
| BY: Signed in counterpart MARTIN GRASSEL,   |
|   |
| State of Ovening  |
| County of Klasha  |
| This instrument was acknowledged before me on November 8, 2013 by Valerie Ann Cullers, Individually.  |
| Cherice J. Treasure   |
| (Notary Public) OFFICIAL SEAL   |
| CHERICE F TREASURE W  |
| MY COMMISSION EXPIRES JUNE 17, 2016   |
| State of Urley or County of Klamert   |
| This instrument was acknowledged before me on Murchin Y, 2013 by Valerie Cullers as Attorney in Fact for John Harold Hodges II and William James Hodges.  |
| (Notary Public)  (Notary Public) |
| (Notary Public) OFFICIAL SEAL   |
| My commission expires CHERICE F TREASURE NOTARY PUBLIC- OREGON COMMISSION NO. 468299 NY COMMISSION EXPIRES JUNE 17, 2016  |

| County of  This instrument was acknowledged before me on   |                                   |                                    |                            |                       |
|--|-----------------------------------|------------------------------------|----------------------------|-----------------------|
| County of  This instrument was acknowledged before me on   | State of                          |                                    |                            |                       |
| (Notary Public)  My commission expires  County of Klanath  This instrument was acknowledged before me on November 11, 2013 by Carmen J. Roy.  Character 11, 2014 by Carmen J. Roy.  Character 11, 2015 by Carmen J. Roy.  Char | County of                         |                                    |                            |                       |
| State of Orlgon County of Klandsh  This instrument was acknowledged before me on November 11, 2013 by Carmen J. Roy.  (Notary Public) (Notary  | This instrument was acknowledged  | nowledged before me on             | _, 2013 by Franklin Buckma | n.                    |
| State of Orlgon County of Klandsh  This instrument was acknowledged before me on November 11, 2013 by Carmen J. Roy.  (Notary Public) (Notary  |                                   |                                    |                            |                       |
| State of Oregon County of Klamoth  This instrument was acknowledged before me on November 11, 2013 by Carmen J. Roy.  Character 11, 2013 by Carmen J. Roy.  Character 11, 2013 by Carmen J. Roy.  OFFICIAL SEAL CHERICE F TREASURE NOTARY PUBLIC ORGON COMMISSION NO. 468299 WY COMMISSION DEPTRES JUNE 17, 2016  State of County of  This instrument was acknowledged before me on, 2013 by   |                                   | (Notary Public)                    | <del></del>                |                       |
| This instrument was acknowledged before me on November 11, 2013 by Carmen J. Roy.  Character J. Delice J. Character J. Roy.  OFFICIAL SEAL CHERICE F TREASURE NOTARY PUBLIC- OREGON COMMISSION NO. 468299  WOMMISSION EPIRES JUNE 17, 2016  State of   |                                   | My commission expires              |                            |                       |
| This instrument was acknowledged before me on November 11, 2013 by Carmen J. Roy.  Character J. Delice J. Character J. Roy.  OFFICIAL SEAL CHERICE F TREASURE NOTARY PUBLIC- OREGON COMMISSION NO. 468299  WOMMISSION EPIRES JUNE 17, 2016  State of   |                                   |                                    |                            |                       |
| This instrument was acknowledged before me on November 11, 2013 by Carmen J. Roy.  Character J. Delice J. Character J. Roy.  OFFICIAL SEAL CHERICE F TREASURE NOTARY PUBLIC- OREGON COMMISSION NO. 468299  WOMMISSION EPIRES JUNE 17, 2016  State of   |                                   |                                    | * 6                        | <i>\</i> '            |
| This instrument was acknowledged before me on November 11, 2013 by Carmen J. Roy.  Character J. Delice J. Character J. Roy.  OFFICIAL SEAL CHERICE F TREASURE NOTARY PUBLIC- OREGON COMMISSION NO. 468299  WOMMISSION EPIRES JUNE 17, 2016  State of   | State of Oregon County of Klashod | <del>t</del> h                     |                            |                       |
| State of County of  This instrument was acknowledged before me on, 2013 by   | This instrument was ackr          | nowledged before me on November 11 | _, 2013 by Carmen J. Roy.  |                       |
| State of County of  This instrument was acknowledged before me on, 2013 by   |                                   | Cherice J. Treasure                |                            |                       |
| State of County of  This instrument was acknowledged before me on, 2013 by   |                                   | (Notary Public)                    |                            | OFFICIAL SEAL         |
| State of   |                                   | My commission expires              | W NY CO                    | NOTARY PUBLIC- ORECOM |
| County of  This instrument was acknowledged before me on   |                                   |                                    |                            |                       |
| This instrument was acknowledged before me on, 2013 by   | State of                          |                                    |                            |                       |
|  | County of                         |                                    | - N 1                      |                       |
|  | This instrument was               |                                    |                            | ,                     |
|  |                                   |                                    |                            | ,                     |
| (Notary Public)  |                                   | (Notary Public)                    |                            |                       |
| My commission expires  |                                   | My commission expires              | 1                          |                       |

Page 3 - Statutory Warranty Deed — Signature/Notary Page Escrow No. MT99313-CT

| Dated this day of  |
|--|
| Signed in Counterpart<br>VALERIE ANN CULLERS, Individually   |
| Signed in counterpart  JOHN HAROLD HODGES, II, By Valerie Cullers, his  Attorney in Fact   |
| Signed in counter part WILLIAM JAMES HODGES by Valerie Cullers, his Attorney in Fact   |
| Franklin Buchman FRANKLIN BUCKMAN  |
| Signed in counterpart CARMEN J. ROY  |
| MT. ANGEL ABBEY AND SEMINARY   |
| BY: Signed in counterpart MARTIN GRASSEL,  |
| State ofCounty of  |
| This instrument was acknowledged before me on, 2013 by Valerie Ann Cullers, Individually.  (Notary Public)                                     |
| My commission expires  |
| State of County of   |
| This instrument was acknowledged before me on, 2013 by Valerie Cullers as Attorney in Fact for John Harold Hodges II and William James Hodges. |
| (Notary Public)  |
| My commission expires  |

Page 3 - Statutory Warranty Deed — Signature/Notary Page Escrow No. MT99313-CT

| tate of Artzora   |
|---|
| county of Muricopa  |
| This instrument was acknowledged before me on 100 12 , 2013 by Franklin Buckman.  AMANDA NICHOLE BIRCH NOTARY PUBLIC - ARIZONA Marcopa County My Commission Expires  July 6, 2017  My commission expires July 6, 2017 |
| tate of   |
| his instrument was acknowledged before me on, 2013 by Carmen J. Roy,  |
| (Notary Public)   |
| My commission expires   |
| tate ofounty of   |
| his instrument was acknowledged before me on, 2013 by   |
| as for Mt. Angel Abbey and Seminary  (Notary Public)  |
| My commission expires   |

| Dated this day of  |
|--|
| Signed in counterpart<br>VALERIE ANN CULLERS, Individually   |
| Signed in Counterpart  JOHN HAROLD HODGES, II, By Valerie Cullers, his  Attorney in Fact   |
| Signed in counterpart WILLIAM JAMES HODGES by Valerie Cullers, his Attorney in Fact  |
| Signed in counterpart<br>Franklin BUCKMAN  |
| Signed in counterpart  |
| MT. ANGEL ABBEY AND SEMINARY   |
| BY: FMure A 1, OSR<br>MARTIN GRASSEL,  |
| State of County of This instrument was collected before me on  |
| This instrument was acknowledged before me on, 2013 by Valerie Ann Cullers, Individually.  (Notary Public)                                     |
| My commission expires  |
| State ofCounty of  |
| This instrument was acknowledged before me on, 2013 by Valerie Cullers as Attorney in Fact for John Harold Hodges II and William James Hodges. |
| (Notary Public)  |
| My commission expires  |

Page 3 - Statutory Warranty Deed — Signature/Notary Page Escrow No. MT99313-CT

| State of                         |   |
|----------------------------------|---|
| County of                        |   |
| This instrument was ack          | nowledged before me on, 2013 by Franklin Buckman.   |
|                                  | (Notary Public)   |
|                                  | My commission expires   |
| State ofCounty of                |   |
| This instrument was ack          | nowledged before me on, 2013 by Carmen J. Roy.  |
|                                  | (Notary Public)  My commission expires  |
| State of Ortgon County of Marion |   |
| This instrument was Grasse       | as Procurator for Mt. Angel Abbey and Seminary  |
|                                  | (Notary Public)  My commission expires 10/31/2015  OFFICIAL SEAL NUSTINIA A BARSUKOFF NOTARY PUBLIC - OREGON COMMISSION NO. 48221 |