



THIS SPACE RESERVED FOR RECORDER'S USE

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.

67.00

Dated this 8 day of November, 2013

Valerie Ann Cullers  
VALERIE ANN CULLERS, Individually

John Harold Hodges II by Valerie  
JOHN HAROLD HODGES, II, By Valerie Cullers, his  
Attorney in Fact

William James Hodges by Valerie Cullers his attorney in fact  
WILLIAM JAMES HODGES by Valerie Cullers, his  
Attorney in Fact

Signed in counterpart  
FRANKLIN BUCKMAN

Carmen J. Roy  
CARMEN J. ROY

MT. ANGEL ABBEY AND SEMINARY

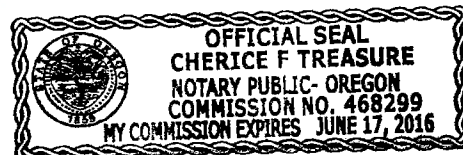
BY: Signed in counterpart  
MARTIN GRASSEL,

State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 8, 2013 by Valerie Ann Cullers, Individually.

Cherice F. Treasure  
(Notary Public)

My commission expires 6/17/2016

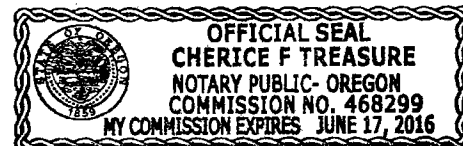


State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 8, 2013 by Valerie Cullers as Attorney in Fact for John Harold Hodges II and William James Hodges.

Cherice F. Treasure  
(Notary Public)

My commission expires 6/17/2016



State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by Franklin Buckman.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 11, 2013 by Carmen J. Roy.

Cherice F. Treasure  
(Notary Public)

My commission expires 6/17/2016



State of \_\_\_\_\_  
County of \_\_\_\_\_

This 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

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

Franklin Buckman  
FRANKLIN BUCKMAN

Signed in counterpart

CARMEN J. ROY

MT. ANGEL ABBEY AND SEMINARY

BY: Signed in counterpart  
MARTIN GRASSEL,

State of \_\_\_\_\_  
County 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)

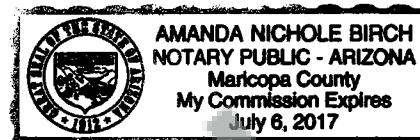
My commission expires \_\_\_\_\_

State of Arizona  
County of Maricopa

This instrument was acknowledged before me on Nov 12<sup>th</sup>, 2013 by Franklin Buckman.

[Signature]  
(Notary Public)

My commission expires July 6, 2017



State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by Carmen J. Roy.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

This 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

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

FRANKLIN BUCKMAN

Signed in counterpart

CARMEN J. ROY

MT. ANGEL ABBEY AND SEMINARY

BY: Martin Grassel  
MARTIN GRASSEL,

State of \_\_\_\_\_

County 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 \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by Franklin Buckman.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2013 by Carmen J. Roy.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

State of Oregon  
County of Marion

This instrument was acknowledged before me on November 14, 2013 by Martin  
Grassel as Procurator for Mt. Angel Abbey and Seminary

Justin Barsukoff  
(Notary Public)

My commission expires 10/31/2015

