



MT99410-SH

**2013-012879**

Klamath County, Oregon

11/18/2013 02:18:38 PM

Fee: \$42.00

After recording return to:

Wesley K. Thimote

7864 Sprague River Road

Chiloquin, OR 97624

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

Wesley K. Thimote

7864 Sprague River Road

Chiloquin, OR 97624

Escrow No. MT99410-SH

Title No. 0099410

SWD r.020212

**STATUTORY WARRANTY DEED****Mark L. Snedeker and Sandra L. Snedeker, Trustees of the Mark L. Snedeker and Sandra L. Snedeker Living Trust, Dated June 9, 1993,**

Grantor(s), hereby convey and warrant to

**Wesley K. Thimote,**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:

Parcel 1 of Land Partition 4-10, situated in the N1/2 and SW1/4 of Section 28, Township 34 South, Range 8 East, Willamette Meridian, filed May 14, 2010 in Volume 2010-005931, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$304,000.00**.

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:

4200

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 12 day of November, 13.

Mark L. Snedeker and Sandra L. Snedeker Living Trust,  
Dated June 9, 1993

BY: [Signature]  
Mark L. Snedeker, Trustee

BY: [Signature]  
Sandra L. Snedeker, Trustee

State of Oregon  
County of ~~Klamath~~ Douglas  
SBC

This instrument was acknowledged before me on November 12, 2013 by Mark L. Snedeker and Sandra L. Snedeker, Trustees of the Mark L. Snedeker and Sandra L. Snedeker Living Trust, Dated June 9, 1993.

[Signature]  
(Notary Public for Oregon)

My commission expires 11-5-16

