



Western Title & Escrow
Order Number: **82200**

2013-013985
Klamath County, Oregon
12/23/2013 12:35:55 PM
Fee: \$42.00

Grantor
Mark J Overfield Johna R Overfield c/o Coho Electric, Inc. PO Box 40 Wilsonville, OR 97070
Grantee
Michael Gross and Deborah Gross, Trustees 19179 NE 25th Camas, WA 98607
Until a change is requested, all tax statements shall be sent to the following address:
Michael Gross and Deborah Gross, Trustees 19179 NE 25th Camas, WA 98607

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Mark J Overfield and Johna R Overfield, as tenants by the entirety, as to an undivided 50% interest and Phillip D Kidd, as to an undivided 50% interest, as tenants in common, Grantors convey and warrant to Michael Gross and Deborah Gross, Trustees or Their Successor Trustee(s), in The Michael Gross and Deborah Gross Revocable Living Trust Agreement U/D/T April 11, 2008 and any amendments thereto, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 10, Diamond Meadows, Tract No. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account: **892137**

Map & Tax Lot: 2407-007D0-10600-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$450,000.00**. (Here comply with requirements of ORS 93.030.)

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.

421117

Executed this 17 day of December, 2013

x Mark J Overfield
Mark J Overfield

x John R Overfield
John R Overfield

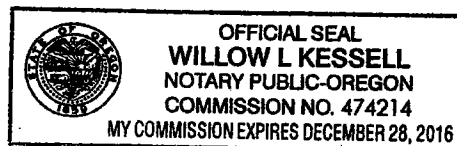
Executed this 17 day of December, 2013

x Phillip D Kidd
Phillip D Kidd

State of Oregon, County of Clackamas, ss.

This instrument was acknowledged before me on this 17 day of December, 2013 by **Mark J Overfield and John R Overfield**

Willow Kessel
Notary Public for the State of Oregon
My commission expires: 12/28/2016



State of Oregon, County of Clackamas, ss.

This instrument was acknowledged before me on this 17 day of December, 2013 by **Phillip D Kidd**

Willow Kessel
Notary Public for the State of Oregon
My commission expires: 12/28/2016

