



2013-014091

Klamath County, Oregon

12/27/2013 02:16:55 PM

Fee: \$42.00

After recording return to:

Shaun A. Tooker

3410 Holbrook Street

Klamath Falls, OR 97601

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

Shaun A. Tooker

3410 Holbrook Street

Klamath Falls, OR 97601

Escrow No. MT99141-SH

Title No. 0099141

SWD r.020212

MT99141-SH

STATUTORY WARRANTY DEED

Lunelle Lewis and Adrian Duane "Duke" Lewis, Trustees of The Lewis Family Revocable Living Trust, dated June 9, 1999,

Grantor(s), hereby convey and warrant to

Shaun A. Tooker and Beverly A. Tooker, 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:

Parcel 1 of Land Partition 16-92 situated in the N1/2 NW1/4 SE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$190,000.00**.

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:

424411

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 24 day of Dec, 2013.

The Lewis Family Revocable Living Trust, dated June 9, 1999

BY: Lunelle Lewis Trustee
Lunelle Lewis, Trustee

BY: Adrian Duane "Duke" Lewis Trustee
Adrian Duane "Duke" Lewis, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on Dec 24, 2013 by Lunelle Lewis and Adrian Duane "Duke" Lewis, Trustees of The Lewis Family Revocable Living Trust, dated June 9, 1999.



Stacy M Howard
(Notary Public for Oregon)
My commission expires 11-18-15