

AmeriTitle 991607-DS

2013-014158
Klamath County, Oregon
12/30/2013 01:16:25 PM
Fee: \$42.00

After recording return to:
SCOTT S. SUNDSETH
4023 Delaware Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
SCOTT S. SUNDSETH
4023 Delaware Ave.
Klamath Falls, OR 97603

Escrow No. MT99607-DS
Title No. 0099607
SWD r.020212

STATUTORY WARRANTY DEED

RONALD D. CHESNUT, SUCCESSOR TRUSTEE OF THE HAROLD LEONARD CHESNUT AND SHIRLEY JOY CHESNUT LIVING TRUST 1992 U/D/D NOVEMBER 6, 1992,

CS

Grantor(s), hereby convey and warrant to
SCOTT S. SUNDSETH AND ROBIN M. SUNDSETH, 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 18 of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 15 feet thereof.

The true and actual consideration for this conveyance is **\$109,000.00**.
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:

AGAMA

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 22 day of December, 2013

RONALD D. CHESNUT, SUCCESSOR TRUSTEE OF
THE HAROLD LEONARD CHESNUT AND SHIRLEY
JOY CHESNUT LIVING TRUST 1992 U/D/D
NOVEMBER 6, 1992

BY: Ronald D. Chesnut, Successor trustee
RONALD D. CHESNUT, SUCCESSOR TRUSTEE

State of California
County of Contra Costa

This instrument was acknowledged before me on December 27, 2013 by RONALD D. CHESNUT, SUCCESSOR TRUSTEE OF THE HAROLD LEONARD CHESNUT AND SHIRLEY JOY CHESNUT LIVING TRUST 1992 U/D/D NOVEMBER 6, 1992.

C. Synigal
(Notary Public for Calif.)

My commission expires MAR 02, 2017

