

1st 2171868-ALF

2013-014161

Klamath County, Oregon

12/30/2013 01:18:55 PM

Fee: \$42.00



After recording return to:
Kirk T. Carroll
PO Box 191, 24956 Bachelor Lane
Bend, OR 97709

Until a change is requested all tax
statements shall be sent to the
following address:
Kirk T. Carroll
PO Box 191, 24956 Bachelor Lane
Bend, OR 97709

File No.: 7021-2171868 (ALF)
Date: October 29, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Margarette Dike Gallaher, as Trustee of the Virginia D. Dike Living Trust dated September 8, 1993, as restated on March 27, 2007, Grantor, conveys and warrants to Kirk T. Carroll and Bruce Golden, Tenancy in Common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

S 1/2 NE 1/4 SW 1/4 of Section 35, Township 31 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$24,000.00**. (Here comply with requirements of ORS 93.030)

F.
47.00

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.

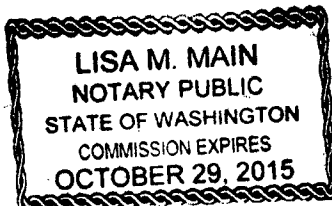
Dated this 26th day of December, 20 13.

Margarette Dike Gallaher, as Trustee of the
Virginia D. Dike Living Trust dated
September 8, 1993, as restated on March 27,
2007

Margarette D. Gallaher
Margarette D. Gallaher, Successor Trustee

STATE OF Washington)
County of King) ss.

This instrument was acknowledged before me on this 26th day of December, 20 13
by as of Margarette Dike Gallaher, as Trustee of the Virginia D. Dike Living Trust dated September 8,
1993, as restated on March 27, 2007, on behalf of the .



Lisa M. Main
Notary Public for Washington
My commission expires: 10/29/2015