



99167-MS

2014-000234

Klamath County, Oregon

01/10/2014 10:30:55 AM

Fee: \$47.00

After recording return to:

James L. Stephens and Kathi N. Ishimaru,
Trustees of the James L. Stephens and Kathi N.
Ishimaru Revocable Living Trust

9033 39th Ave. SW

Seattle, WA 98136

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

James L. Stephens and Kathi N. Ishimaru,
Trustees of the James L. Stephens and Kathi N.
Ishimaru Revocable Living Trust

9033 39th Ave. SW

Seattle, WA 98136

Escrow No. MT99667-MS

Title No. 0099667

SWD r.020212

STATUTORY WARRANTY DEED

Jan Michael Vargo and Mary Kathryn Vargo, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

James L. Stephens and Kathi N. Ishimaru, Trustees of the James L. Stephens and Kathi N. Ishimaru Revocable Living Trust,

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 13 in Block 21 of TRACT 1113, OREGON SHORES – UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$270,800.00**.

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:

AT Mt.

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 6th day of Jan, 2014

Jan Michael Vargo
Jan Michael Vargo

Mary Kathryn Vargo
Mary Kathryn Vargo

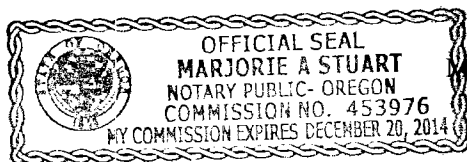
by, Jan Michael Vargo, her attorney in fact
Jan Michael Vargo, her attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/6, 2014 by Jan Michael Vargo individually and as attorney in fact for Mary Kathryn Vargo.

Jan Michael Vargo

(Notary Public for Oregon)



My commission expires

1/21/2014