



MT0997488H

THIS SPACE RESERVED FOR

2014-000418

Klamath County, Oregon

01/16/2014 02:38:26 PM

Fee: \$52.00

After recording return to:

John Glen Swanson

1244 Eldorado Ave.

Klamath Falls, OR 97601

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

John Glen Swanson

1244 Eldorado Ave.

Klamath Falls, OR 97601

Escrow No. MT99748-SH

Title No. 0099748

SWD r.020212

STATUTORY WARRANTY DEED

Holly Payne Drew and Donald E. Payne, Co-Trustees of The Virginia J. Payne Testamentary Trust,

Grantor(s), hereby convey and warrant to

John Glen Swanson and Claudia Heide Swanson, 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 1, Block 32 HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$170,000.00**.

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:

COXMAN

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.

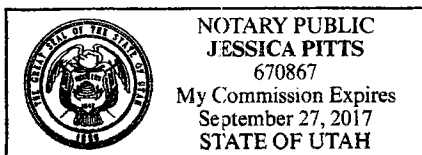
Dated this 11th day of January, 2014.

The Virginia J. Payne Testamentary Trust

BY: Holly Payne Drew
Holly Payne Drew, Co-Trustee

State of Utah
County of Weber

This instrument was acknowledged before me on Jan 11, 2014 by Holly Payne Drew, Co-Trustee of The Virginia J. Payne Testamentary Trust.



[Signature]
(Notary Public)
My commission expires September 27, 2017

Dated this 13 day of Jan, 2014

The Virginia J. Payne Testamentary Trust

BY: [Signature]
Donald E. Payne, Co-Trustee

State of Oregon
County of Douglas

This instrument was acknowledged before me on January 13, 2014 by Donald E. Payne, Co-Trustee of The Virginia J. Payne Testamentary Trust.

[Signature]
(Notary Public)

My commission expires 11-5-16

