



99964DS

**2014-000774****Klamath County, Oregon****01/28/2014 12:23:04 PM****Fee: \$47.00**

After recording return to:

EDWIN STADELMAN783 CALLE VALLARTASAN CLEMENTE, CA 92673Until a change is requested all tax statements  
shall be sent to the following address:EDWIN STADELMAN783 CALLE VALLARTASAN CLEMENTE, CA 92673Escrow No. MT99964-DSTitle No. 0099964

SWD r.020212

**STATUTORY WARRANTY DEED****LLOYD L. WILSON WHO ACQUIRED TITLE AS LLOYD L. WILSON AND SANDRA J. WILSON, TRUSTEES OF THE LLOYD L. WILSON AND SANDRA J. WILSON REVOCABLE TRUST,**

Grantor(s), hereby convey and warrant to

**EDWIN STADELMAN,**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 30-99, situate in the NW1/4 of the SE1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Southerly 32 feet thereof.

ALSO EXCEPTING THEREFROM that portion described in Volume M05, page 67809, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH that portion described in Volume M05, page 68502, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$120,000.00**.

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:

47 AME.

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 22nd day of JAN., 2014.

THE LLOYD L. WILSON AND SANDRA J. WILSON  
REVOCABLE TRUST

BY: Lloyd L. Wilson Trustee  
LLOYD L. WILSON, TRUSTEE

BY: Sandra J. Wilson Trustee  
SANDRA J. WILSON, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1-22-, 2014 by LLOYD L. WILSON AND SANDRA J. WILSON, TRUSTEES OF THE LLOYD L. WILSON AND SANDRA J. WILSON REVOCABLE TRUST.

Deborah Ann Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-17

