

**2014-001040****Klamath County, Oregon****02/05/2014 12:45:34 PM****Fee: \$47.00**

After recording return to:

RICHARD M. PEREZ15912 BALD EAGLE COURTKLAMATH FALLS, OR 97601

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

RICHARD M. PEREZ15912 BALD EAGLE COURTKLAMATH FALLS, OR 97601Escrow No. MT100059DSTitle No. 0100059

SWD r.020212

STATUTORY WARRANTY DEED**DAVID A. SINCLEAR, SUCCESSOR TRUSTEE OF THE DONNA MAE SINCLEAR TRUST
DATED NOVEMBER 7, 1990,**

Grantor(s), hereby convey and warrant to

RICHARD M. PEREZ and JACQUELINE PEREZ, 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:**A tract of land situated in the NW1/4 NE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

Beginning at the East 1/16 corner common to Sections 25 and 36 of said Township and Range; thence South 00°24'11" East along the East line of said NW1/4 NE1/4, 286.13 feet; thence North 58°26'05" West 515.98 feet to the Southeasterly right of way line of Old Klamath River Road (a public road); thence North 69°24'13" East, along said Southeasterly right of way line, 50.00 feet to the North line of said NW1/4 NE1/4; thence South 89°46'15" East, along said North line, 390.82 feet to the point of beginning, with bearings based on recorded Survey No. 2818, as recorded in the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is **\$17,220.00**.

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:

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 5th day of February, 2014

THE DONNA MAE SINCLEAR TRUST DATED
NOVEMBER 7, 1990

BY: David A. Sinclear
DAVID A. SINCLEAR, SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 5, 2014 by DAVID A. SINCLEAR, SUCCESSOR TRUSTEE OF THE DONNA MAE SINCLEAR TRUST DATED NOVEMBER 7, 1990.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

