



After recording return to:

BRANDON R. RIDGEWAY

8314 HWY 140

KLAMATH FALLS, OR 97603

2014-002013

Klamath County, Oregon

03/10/2014 02:33:16 PM

Fee: \$47.00

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

BRANDON R. RIDGEWAY

8314 HWY 140

KLAMATH FALLS, OR 97603

Escrow No. MT99995-DS

Title No. 0099995

SWD r.020212

STATUTORY WARRANTY DEED

JUDY DELL ALLEN, SUCCESSOR TRUSTEE OF THE ALLEN FAMILY 1989 TRUST UAD AUGUST 7, 1989,

Grantor(s), hereby convey and warrant to

BRANDON R. RIDGEWAY,

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:

Lots 7, 8 and 9 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM, a portion of Lot 9, JUNCTION ACRES, a recorded subdivision of Klamath County, Oregon, described as:

Beginning at a point which lies South 71 degrees 21' East along the Southerly right of way of the Klamath Falls-Lakeview Highway ninety (90) feet from the Northwest corner of Lot 9, JUNCTION ACRES, which is the point of beginning, and running thence Northwesterly ninety (90) feet to the Northwest corner of said Lot 9; thence Southerly along the West line of said Lot 9 one-hundred sixth-eight (168) feet; thence Easterly at right angles to said West line one hundred thirty three (133) feet to a point; thence Northwesterly to the point of beginning.

The true and actual consideration for this conveyance is **\$235,000.00**.

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 ALY

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 10th day of MAY, 2014.

THE ALLEN FAMILY 1989 TRUST UAD AUGUST 7,
1989

BY:

Judy Dell Allen
JUDY DELL ALLEN, SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-6, 2014 by JUDY DELL ALLEN, SUCCESSOR TRUSTEE OF THE ALLEN FAMILY 1989 TRUST UAD AUGUST 7, 1989.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

