

MTCL100581

2014-003657

Klamath County, Oregon

04/18/2014 12:00:01 PM

Fee: \$47.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
2644 Suzanne Way, Suite 120
Eugene, Oregon 97408.

GRANTOR:
Michael R. Summerlin

GRANTEE:
Aaron Francis and Carolyn Francis
81605 Lost Creek Road
Dexter, Oregon 97431

SEND TAX STATEMENTS TO:
Aaron Francis and Carolyn Francis
81605 Lost Creek Road
Dexter, Oregon 97431

AFTER RECORDING RETURN TO:
Aaron Francis and Carolyn Francis
81605 Lost Creek Road
Dexter, Oregon 97431

Escrow No: 4614031624-FTEUG02
1000 Crescent Cutoff Road
Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael R. Summerlin, Grantor, conveys and warrants to Aaron Francis and Carolyn Francis, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The West 220 feet of the North 100 feet of the NE1/4 SE1/4 of Section 25, Township 24 South, Range 8 East, Willamette Meridian, Klamath County, Oregon. Excepting therefrom any portion lying within Klamath County Roadway (Crescent Road).

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$24,750.00. (See ORS 93.030)

Subject to and excepting: Rights of the Public, Easements, Covenants, Conditions and Restrictions of record, 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.

4614031624-FTEUG02
Deed (Warranty-Statutory)

4700

DATED: April 11, 2014

Michael R. Summerlin
Michael R. Summerlin

State of OREGON

COUNTY of Lane

This instrument was acknowledged before me on April 16, 20 14
by Michael R. Summerlin.

Wanda Kay Carter
Notary Public - State of Oregon
My commission expires: _____

