



MT100292DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-004431

Klamath County, Oregon

05/01/2014 02:19:29 PM

Fee: \$47.00

After recording return to:

JOSHUA W. CASSIDY

6803 SHASTA WAY

KLAMATH FALLS, OR 97603

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

JOSHUA W. CASSIDY

6803 SHASTA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT100292DS

Title No. 0100292

SWD r.020212

STATUTORY WARRANTY DEED

JEFFREY A. SALISBURY AND LISA L. SALISBURY, AS TRUSTEES OF THE SALISBURY REVOCABLE LIVING TRUST,

Grantor(s), hereby convey and warrant to

JOSHUA W. CASSIDY,

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 5, SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$245,000.00**.

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:

4700

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 29 day of April, 2014.

THE SALISBURY REVOCABLE LIVING TRUST

BY: *

Jeffrey A. Salisbury, Trustee
JEFFREY A. SALISBURY, TRUSTEE

BY: *

Lisa L. Salisbury, Trustee
LISA L. SALISBURY, TRUSTEE

State of

County of

Nebraska
Scotts Bluff

This instrument was acknowledged before me on April 29, 2014 by JEFFREY A. SALISBURY AND LISA L. SALISBURY, AS TRUSTEES OF THE SALISBURY REVOCABLE LIVING TRUST.

Jonna L. Spencer
(Notary Public for Oregon) Nebraska
My commission expires Feb 21, 2017

