

2014-006151

Klamath County, Oregon



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06/10/2014 01:28:02 PM

Fee: \$42.00

RETURN TO: Richard Fairclo, Attorney 409 Pine Street, Suite 209 Klamath Falls, OR 97601	MAIL TAX STATEMENTS: 1640 Ridgecrest Klamath Falls OR 97601 1640 Ridgecrest
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## - WARRANTY DEED -

William Stewart Tittle and Linda Miller Tittle, Husband and Wife, Grantor, whose address is 1640 Ridgecrest Klamath Falls OR 97601, convey and warrant to William Stewart Tittle and Linda Miller Tittle, Trustees of the Tittle Family Trust Dated June 10, 2014, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 10, Block 2, Tract No. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: Liens and encumbrances of record and those apparent upon the land.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration.

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, AND 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 10<sup>th</sup> day of June, 2014.

STATE OF OREGON, County of Klamath ) ss.

Personally appeared before me this 10<sup>th</sup> day of June, 2013, the above named William Stewart Tittle and Linda Miller Tittle and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon

My Commission expires: 9-20-2017

