

MT100912SH

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Michael Roy Wakefield

747 Russell St.

Klamath Falls, OR 97603

2014-006351

Klamath County, Oregon

06/16/2014 11:49:12 AM

Fee: \$47.00

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

Michael Roy Wakefield

747 Russell St.

Klamath Falls, OR 97603

Escrow No. MT100912SH

Title No. 0100912

SWD r.020212

STATUTORY WARRANTY DEED

Robert M. Harden, who acquired title as Robert M. Holden, as Trustee of The Harden Revocable Living Trust, under agreement dated February 11, 2009 and,

Grantor(s), hereby convey and warrant to

Michael Roy Wakefield,

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:

Parcel 1 of Land Partition 28-99 being a replat of Parcel 3 of Land Partition 5-97 and Lots 13-15 of Block 17 and the vacated alleys of Blocks 17 and 20 of TOWN OF WORDEN, situated in the SE1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$55,000.00**.

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:

47.00

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 JUNE, 2014.

The Harden Revocable Living Trust, under agreement
dated February 11, 2009

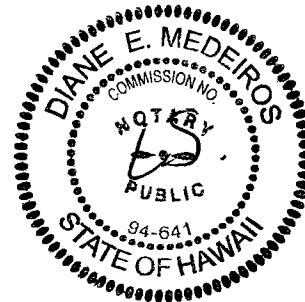
(S)

BY: Robert M. Harden
Robert M. Harden, Trustee

State of Hawaii
County of MAUI

This instrument was acknowledged before me on JUNE 10, 2014 by Robert M. Harden, as Trustee of The Harden Revocable Living Trust.

Diane E. Medeiros
(Notary Public for Hawaii)
My commission expires 11-09-2014



NOTARY PUBLIC CERTIFICATION

Diane Medeiros Second Judicial Circuit

Doc. Description: STATUTORY WARRANTY DEED

No. of Pages: 2 Date of Doc.: 6-10-14

Diane E. Medeiros 6-10-14
Notary Signature Date

