



After recording return to:

Marshall Wolcott

PO Box 3568

La Pine, OR 97739

**2014-006509**

**Klamath County, Oregon**

**06/19/2014 12:22:11 PM**

**Fee: \$47.00**

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

Marshall Wolcott

PO Box 3568

La Pine, OR 97739

Escrow No. SR153720TI

Title No. 0101060

SWD r.020212

### STATUTORY WARRANTY DEED

**Steven G. Foster and Tamrea J. Foster, Trustees Under the Foster Living Trust dated May 21, 2004,**

Grantor(s), hereby convey and warrant to

**Marshall Wolcott and Rhonda Wolcott, as tenants by the entirety,**

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 23, Block 4, WAGON TRAIL ACREAGES, NUMBER ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**Property ID 127918**

**R-2309-001A0 07700 000**

The true and actual consideration for this conveyance is **\$17,500.00**.

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:

Return to:

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 17 day of June, 2014.

Steven G. Foster and Tamrea J. Foster, Trustees Under the  
Foster Living Trust dated May 21, 2004

BY: 

Steven G. Foster, Trustee

BY: 

Tamrea J. Foster, Trustee

State of Oregon  
County of Klamath

On this 17<sup>th</sup> day of June, 2014, before me Ryan Railey, a notary public in and for said State, personally appeared Steven G. Foster and Tamrea J. Foster being by me first duly sworn, declared that they are Trustees of the Foster Living Trust dated May 21, 2004 that they signed the foregoing document as the Trustees and that statements therein contained are true.

  
Notary Public

Residing at: First Community Credit Union

Commission Expires: July 22<sup>nd</sup>, 2016

