



THIS SPACE RESERVED FOR RE

2014-007273
Klamath County, Oregon
07/11/2014 08:59:44 AM
Fee: \$47.00

After recording return to:

SUSAN B. MCLAUGHLIN

16712 CLOVER CREEK

KLAMATH FALLS, OR 97601

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

SUSAN B. MCLAUGHLIN

16712 CLOVER CREEK

KLAMATH FALLS, OR 97601

Escrow No. MT101211DS

Title No. 0101211

SWD r.020212

STATUTORY WARRANTY DEED

**MARY C. HILES, TRUSTEE OF THE RONALD J. HILES AND MARY C. HILES FAMILY
TRUST DATED APRIL 18, 1996,**

Grantor(s), hereby convey and warrant to

SUSAN B. MCLAUGHLIN,

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 in Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$39,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

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 8 day of July, 2014

THE RONALD J. HILES AND MARY C. HILES
FAMILY TRUST DATED APRIL 18, 1996

BY: Mary C. Hiles
MARY C. HILES, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF San Diego^{ss.}

On July 8, 2014 before me, Susan Jarcki, Notary Public personally appeared MARY C. HILES, TRUSTEE OF THE RONALD J. HILES AND MARY C. HILES FAMILY TRUST DATED APRIL 18, 1996 ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(~~ies~~), and that by signatures(~~s~~) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Susan Jarcki

