



2014-007964
Klamath County, Oregon
 07/31/2014 10:05:48 AM
 Fee: \$47.00

After recording return to:

Terry Foley

4190 Wilburs Way

Mariposa, CA 95338

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

Terry Foley

25010 Bedfield Cemetery Road

Klamath Falls, OR 97603

Escrow No. MT101159CT

Title No. 0101159

SWD r.020212

STATUTORY WARRANTY DEED

Pamela Rae Latourette, Trustee of the Dave & Pam Latourette Revocable Trust and Pamela Rae Latourette, Trustee of the Dave & Pam Latourette 2006 Revocable Trust UAD 9-21-2006,

Grantor(s), hereby convey and warrant to

Terry Foley,

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 A:

Parcel 3 of Land Partition 24-02 situated in the SW1/4 of Section 1, S1/2 of Section 2, N1/2 of Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion conveyed to Rajnus Farms, LLC, an Oregon limited liability company recorded May 1, 2013 in Volume 2013-004632, Microfilm Records of Klamath County, Oregon.

PARCEL B:

Parcel 1 of Land Partition 50-98, being Parcel 1 of Land Partition 35-97, situated in Sections 1, Township 40 South, Range 11 East of the Willamette Meridian, and Section 7, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$520,000.00**.

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.

\$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 31 day of 2014 July.

Pamela Rae Latourette, Trustee of the Dave & Pam Latourette Revocable Trust

BY: 
Pamela Rae Latourette, Trustee

Pamela Rae Latourette, Trustee of the Dave & Pam Latourette 2006 Revocable Trust UAD 9-21-2006

BY: 
Pamela Rae Latourette, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 31, 2014 by Pamela Rae Latourette, Trustee of the Dave & Pam Latourette Revocable Trust and Pamela Rae Latourette, Trustee of the Dave & Pam Latourette 2006 Revocable Trust UAD 9-21-2006.



(Notary Public for Oregon)

My commission expires

11/17/2016