

1st 2279350-MT



After recording return to:
Sarah R Hill and Travis Cook
5344 Barry Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Sarah R Hill and Travis Cook
5344 Barry Ave
Klamath Falls, OR 97603

File No.: 7021-2279350 (MT)
Date: July 16, 2014

2014-008187
Klamath County, Oregon
08/06/2014 12:25:17 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael B Bigham and Barbara Bigham, with right of survivorship, Grantor, conveys and warrants to **Sarah R Hill and Travis Cook, wife and husband**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 32 LAMRON HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$114,900.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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 4th day of August, 2014.

Michael B Bigham
Michael B Bigham

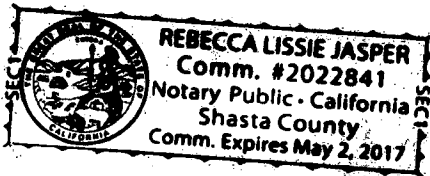
Barbara Bigham
Barbara Bigham

STATE OF California)
)ss.
County of Shasta)

This instrument was acknowledged before me on this 4th day of August, 2014
by **Michael B Bigham**.

Rebecca Jasper

Notary Public for California
My commission expires: May 2, 2017



APN: R557882

Statutory Warranty Deed
- continued

File No.: 7021-2279350 (MT)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5th day of August, 20 14
by **Barbara Bingham**.



Meli Ann Trujillo

Notary Public for Oregon

My commission expires: November 17, 2017