

5x 2296161 LW



After recording return to:
Christine Vannucci
25813 S Chiloquin Rd
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Christine Vannucci
25813 S Chiloquin Rd
Chiloquin, OR 97624

File No.: 7021-2296161 (LW)
Date: July 31, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Nancy A. Sager, Trustee of the Charles & Nancy Sager Family Living Trust Dated April 18, 2006, Grantor, conveys and warrants to **Christine Vannucci**, 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:

A parcel of land situate in Government Lot 28, Section 9, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 28; thence along the North line of Lot 28, South 89 degrees 53 3/4' East 333.44 feet to the True Point of Beginning; thence, continuing along the North line of Lot 28, South 89 degrees 53 3/4' East 333.44 feet to a point; thence, South to a point on the South line of Lot 28 that bears South 89 degrees 49 3/4' East 667.50 feet from the Southwest corner of said Lot 28; thence along the South line of Lot 28 North 89 degrees 49 3/4' West 333.75 feet to a point; thence North to the true point of beginning.

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.
2. 2014/2015 Real Property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$140,000.00**. (Here comply with requirements of ORS 93.030)

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 27 day of August, 2014.

Nancy A. Sager, Trustee of the Charles &
Nancy Sager Family Living Trust Dated April
18, 2006

Nancy A. Sager
Nancy A. Sager, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of August, 2014
by as of Nancy A. Sager, Trustee of the Charles & Nancy Sager Family Living Trust Dated April 18, 2006,
on behalf of the .

Lynda West
Notary Public for Oregon
My commission expires: 2-10-17

