



2014-008985

Klamath County, Oregon

08/29/2014 10:25:06 AM

Fee: \$47.00

After recording return to:

Matt L. Hurley

2041 Van Ness Avenue

Klamath Falls, OR 97601

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

Matt L. Hurley

2041 Van Ness Avenue

Klamath Falls, OR 97601

Escrow No. MT101258CT

Title No. 0101258

SWD r.020212

STATUTORY WARRANTY DEED

Matt L. Hurley and Mary K. Hurley, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Matt L. Hurley and/or Mary K. Hurley, Trustees of the Hurley Family Trust, Dated June 24, 2013,

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:

Lots 20, 21, 22, 23, 24 and the Easterly 20 feet of Lot 19, in Block 35, MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$1.00**.

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.

4700

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 25 day of August, 2014.

Matt L. Hurley
Matt L. Hurley

Mary K. Hurley
Mary K. Hurley

State of Oregon

County of Klamath

This instrument was acknowledged before me on 8/25, 2014, by Matt L. Hurley and Mary K. Hurley

Jenny A. Brazil
Notary Public - State of Oregon

