



2014-009703

Klamath County, Oregon

09/18/2014 09:22:06 AM

Fee: \$47.00

After recording return to:

Kyson L. Culp

5165 Briana Drive

Klamath Falls, OR 97603

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

Kyson L. Culp

5165 Briana Drive

Klamath Falls, OR 97603

Escrow No. MT101222SH

Title No. 0101222

SWD r.020212

STATUTORY WARRANTY DEED

Sherrilee Walker, Trustee of the Sherrilee Walker Trust Dated March 21, 2014,

Grantor(s), hereby convey and warrant to

Kyson L. Culp and Kayla M. Culp, husband and wife,

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 64, TRACT 1445, REGENCY ESTATES – PHASE 3, 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 **\$202,500.00**.

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.

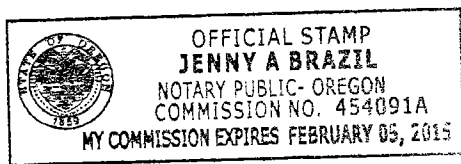
Dated this 17 day of Sept., 2014

Sherrilee Walker Trust

BY: Sherrilee Walker
Sherrilee Walker, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on Sept. 17, 2014 by Sherrilee Walker, Trustee of the Sherrilee Walker Trust.



J. Brazil
(Notary Public for Oregon)

My commission expires 2/5/2015