



THIS SPACE RESERVED FOR RECORDER'S USE

2014-011257
Klamath County, Oregon
10/27/2014 01:37:52 PM
Fee: \$47.00

After recording return to:

Daniel Nevins

1723 Saddle Horn Court

La Pine, OR 97739

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

Daniel Nevins

1723 Saddle Horn Court

La Pine, OR 97739

Escrow No. SR155648TI

Title No. 0102039

SWD r.020212

STATUTORY WARRANTY DEED

Lynn A. Kingrey, Trustee of the Lynn A. Kingrey Revocable Living Trust Dated February 13, 2013,

Grantor(s), hereby convey and warrant to

Daniel Nevins and Kathleen Nevins, as tenants by the entirety,

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 7 in Block 2, WAGON TRAIL ACREAGES NUMBER ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Property ID 127534

2309-001A0-00800-000

Property ID M894325

M-311075

The true and actual consideration for this conveyance is **\$292,000.00**.

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:

Return to:

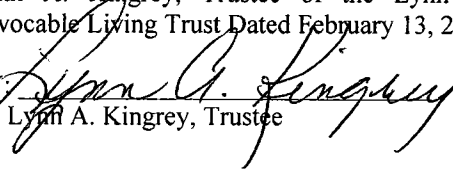


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 24 day of Oct, 2014.

Lynn A. Kingrey, Trustee of the Lynn A. Kingrey
Revocable Living Trust Dated February 13, 2013

BY


Lynn A. Kingrey, Trustee

State of Oregon
County of Deschutes

On this 24 day of Oct, 2014, before me Teresa M. Ives, a notary public in and for said State, personally appeared Lynn A. Kingrey being by me first duly sworn, declared that she is the Trustee of the Lynn A. Kingrey Revocable Living Trust Dated February 13, 2013 that she signed the foregoing document as the Trustee and that statements therein contained are true.


Notary Public

Residing at:

Commission Expires:

