

2014-011678

Klamath County, Oregon

11/07/2014 02:21:47 PM

Fee: \$47.00

1st 2321582-MT



After recording return to:
Dennis M Curtis and Patricia L Curtis
8607 McLaughlin Lane
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Dennis M Curtis and Patricia L Curtis
8607 McLaughlin Lane
Klamath Falls, OR 97601

File No.: 7021-2321582 (MT)
Date: September 18, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jeffrey Ross Bush, Trustee of the Jeffrey Ross Bush Living Trust, U.A.D., December 7, 2012,
Grantor, conveys and warrants to **Dennis M Curtis and Patricia L Curtis, husband and wife as**
tenants by the entirety, 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 10 Block 38 Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, 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.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$160,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 06 day of November, 2014.

Jeffrey Ross Bush, Trustee of the Jeffrey
Ross Bush Living Trust, U.A.D.

TTE
Jeffrey Ross Bush, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 6th day of November, 2014
by as of Jeffrey Ross Bush, Trustee of the Jeffrey Ross Bush Living Trust, U.A.D., on behalf of the .



Meli Ann Trujillo
Notary Public for Oregon

My commission expires: 11-17-2017