

**2014-012168**

Klamath County, Oregon

11/21/2014 12:03:47 PM

Fee: \$47.00

After recording return to:

LLOYD A. CASE

6320 ALTADENA

KLAMATH FALLS, OR 97603

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

LLOYD A. CASE

6320 ALTADENA

KLAMATH FALLS, OR 97603

Escrow No. MT102161DS

Title No. 0102161

SWD r.020212

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**STATUTORY WARRANTY DEED****RONALD G. SUTTON AND JAN SUTTON AS TRUSTEES OF THE SUTTON FAMILY TRUST  
DATED JANUARY 31, 1997,**

Grantor(s), hereby convey and warrant to

**LLOYD A. CASE and TERESA D. CASE and CLARK P. CASE not as tenants in common, but  
with right of survivorship,**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:Unit 10064(Westbrook Drive), Supplemental Plat Tract 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3,  
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 **\$109,900.00**.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:4700  
amt

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 19 day of November, 2014.

THE SUTTON TRUST DATED JANUARY 31, 1997

BY: Ronald G. Sutton, Trustee  
RONALD G. SUTTON, TRUSTEE

BY: Jan Sutton, Trustee  
JAN SUTTON, TRUSTEE

State of ARIZONA  
County of LA PAZ

This instrument was acknowledged before me on November 19, 2014 by RONALD G. SUTTON AND JAN SUTTON AS TRUSTEES OF THE SUTTON FAMILY TRUST DATED JANUARY 31, 1997.



Judith G. Clark  
(Notary Public)

My commission expires 3-22-15