



**2014-012453**  
Klamath County, Oregon  
12/02/2014 11:10:13 AM  
Fee: \$47.00

After recording return to:

Sharon Lindsey

893 Meadow Drive

Molalla, OR 97038-7376

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

Sharon Lindsey

893 Meadow Drive

Molalla, OR 97038-7376

Escrow No. SR156009TI

Title No. 0102239

SWD r.020212 SR156009TI

### STATUTORY WARRANTY DEED

**Cheryl D. Podpeskar, Trustee of the JCP Trust, under agreement dated July 7, 2005, Including any Amendments Thereto,**

Grantor(s), hereby convey and warrant to

**Sharon Lindsey,**

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 14, Block 4 of SUN FOREST ESTATES, TRACT 1060, 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 #140154**

**2310-036B0-12800-000**

The true and actual consideration for this conveyance is **\$19,100.00**.

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:

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<sup>th</sup> day of November, 2014.

✓ Cheryl D. Podpeskar, Trustee of the JCP Trust  
Cheryl D. Podpeskar, Trustee of the JCP Trust, under  
agreement dated July 7, 2005, Including any Amendments  
Thereto

State of Oregon  
County of LANE

On this 25 day of November, 2014, before me Bonnie A. Nagle, a notary public in and for said State, personally appeared Cheryl D. Podpeskar being by me first duly sworn, declared that she is the Trustee of the JCP Trust under Agreement dated July 7, 2005 that she signed the foregoing document as the Trustee and that statements therein contained are true.

Bonnie A. Nagle  
Notary Public  
Residing at: Keneta Oregon  
Commission Expires: 3/28/2015

