

**2015-000856****Klamath County, Oregon****01/30/2015 10:13:03 AM****Fee: \$47.00**

After recording return to:

Mary Lynn Sutton25735 Floral Ct.Valencia, CA 91355Until a change is requested all tax statements
shall be sent to the following address:Mary Lynn Sutton25735 Floral Ct.Valencia, CA 91355Escrow No. MT102894SHTitle No. 0102894

SWD r.020212

STATUTORY WARRANTY DEED**Lee K. Closser and Teresa A. Closser, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Mary Lynn Sutton,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:Lots 10 and 11 in Block 4, TRACT No. 1021, WILLIAMSON RIVER KNOLL, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.TOGETHER WITH an undivided 1/80th interest in and to the following described property: The Easterly 60 feet
of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision, and
North of the Williamson River, in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the
County of Klamath, State of Oregon.The true and actual consideration for this conveyance is **\$15,000.00**.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:

4700

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 27 day of January, 2015.

Lee K. Closser
Lee K. Closser

Teresa A. Closser
Teresa A. Closser

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan. 27, 2015 by Lee K. Closser and Teresa A. Closser.

Brazill
(Notary Public for Oregon)

My commission expires 12/3/2018

