



THIS SPACE RESERVED

2015-001700
Klamath County, Oregon
02/25/2015 02:27:56 PM
Fee: \$47.00

After recording return to:

The Mark S. Winters Revocable Trust Dated June 29,
2007

P. O. Box 8123

Klamath Falls, OR 97602

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

Same as above

File No.

33940AM

STATUTORY WARRANTY DEED

Matthew P. Clay and Lana L. Clay, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Mark S. Winters, Trustee of The Mark S. Winters Revocable Trust Dated June 29, 2007,

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 31 of HOT SPRINGS ADDITION, to the City of Klamath Falls, 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:

3809-029AD-01800-000 R215369

The true and actual consideration for this conveyance is **\$150,000.00.**

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 25 day of February, 2015.

Matthew P. Clay
Matthew P. Clay

By: Lana L. Clay as his atty in fact
Lana L. Clay, as his attorney in fact

Lana L. Clay
Lana L. Clay

State of Oregon } ss
County of Klamath }

On this 25th day of February, 2015, before me, Stacy M. Howard a Notary Public in and for said state, personally appeared Lana L. Clay, Individually and as Power of Attorney for Matthew P. Clay, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy M. Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-18-15

