



2015-001733
Klamath County, Oregon
02/26/2015 11:22:25 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ryan C. Dean and Megan W. Dean

6714 Verda Vista Drive

Klamath Falls, OR 97603

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

Ryan C. Dean and Megan W. Dean

6714 Verda Vista Drive

Klamath Falls, OR 97603

File No. 33180AM

STATUTORY WARRANTY DEED

James Clayton Crocker and Leigh Crocker Franzen, Successor Co-Trustees of the Norma I Crocker Family Trust UAD June 16, 2011 ,

Grantor(s), hereby convey and warrant to

Ryan C. Dean and Megan W. Dean, as Tenants by the Entirety,

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 17, Block 22 of Tract 1127, Ninth Addition To Sunset Village, 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:

3909-012DC-00900-000 R567292

The true and actual consideration for this conveyance is **\$225,000.00.**

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 18th day of Feb, 2015

The Norma I. Crocker Family Trust UAD June 16, 2011

By: [Signature]
James Clayton Crocker, Successor Co-Trustee

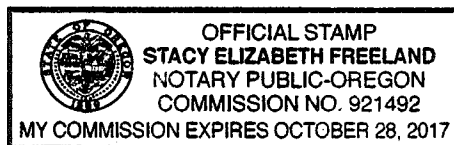
By: [Signature]
Leigh Crocker Franzen, Successor Co-Trustee

State of Oregon} ss.
County of Deschutes

On this 18th day of February, 2015, before me, Stacy Elizabeth Freeland a Notary Public in and for said state, personally appeared James Clayton Crocker known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Co-Trustee of The Norma I. Crocker Family Trust UAD June 16, 2011, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Redmond Oregon
Commission Expires: 10-28-2015



State of Oregon} ss.
County of Deschutes

On this 18th day of February, 2015, before me, Stacy Elizabeth Freeland a Notary Public in and for said state, personally appeared Leigh Crocker Franzen, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Co-Trustee of The Norma I. Crocker Family Trust UAD June 16, 2011, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Redmond OR
Commission Expires: 10-28-2015

