

1st 2390427-LW



After recording return to:
Lori Lester
3620 Old Midland Rd.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Lori Lester
3620 Old Midland Rd.
Klamath Falls, OR 97603

File No.: 7021-2390427 (LW)
Date: April 27, 2015

2015-004355

Klamath County, Oregon

05/06/2015 03:47:56 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Janet R. Pierce, Trustee of the Janet R. Pierce Family Trust Dated October 19, 2005, Grantor,
conveys and warrants to **Lori Lester**, Grantee, the following described real property free of liens and
encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**Parcel 1 of Land Partition 27-00 filed June 21, 2000 being a portion of Bailey Tracts No. 2,
situate in the Northeast Quarter Southeast Quarter of Section 2, Township 39 South, Range
9 East of the Willamette Meridian, Klamath County, Oregon.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 28th day of April, 2015.

Janet R. Pierce, Trustee
Janet R. Pierce, Trustee

STATE OF California)
)ss.
County of Riverside)

This instrument was acknowledged before me on this 28th day of April, 2015
by **Janet R. Pierce, Trustee of the Janet R. Pierce Family Trust Dated October 19, 2005.**

Gina Marie Philbrick

Notary Public for California
My commission expires: June 23, 2018

