



2015-005254

Klamath County, Oregon

05/22/2015 03:10:21 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles Baty

6403 Palomino Court

Klamath Falls, OR 97603

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

Charles Baty

6403 Palomino Court

Klamath Falls, OR 97603

File No. 43238AM

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### STATUTORY WARRANTY DEED

**James Merrilees and Barbara J. Merrilees, as Trustees of the Merrilees Family Trust UDA July 21, 1998 and their successors in Trust,**

Grantor(s), hereby convey and warrant to

**Charles Baty,**

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 23 in Block 2 of Tract 1099, ROLLING HILLS SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$290,000.00.

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:

Grant

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 20~~th~~ day of May, 2015.

Merrilees Family Trust  
By: James Merrilees Trustee  
James Merrilees, Trustee  
By: Barbara J. Merrilees, Trustee  
Barbara J. Merrilees, Trustee

State of Oregon } ss.  
County of Deschutes

On this 20~~th~~ day of May, 2015, before me, Laurel Benson a Notary Public in and for said state, personally appeared James Merrilees and Barbara J. Merrilees, as Trustees known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Merrilees Family Trust, 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.

Laurel Benson  
Notary Public for the State of Oregon»  
Residing at: Bend  
Commission Expires: 8/17/18

