

2015-007571
Klamath County, Oregon
07/10/2015 03:40:03 PM
Fee: \$47.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles R. Dunbar and Sue L. Breen

1009 Bismark Street

Klamath Falls, OR 97601

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

Charles R. Dunbar and Sue L. Breen

1009 Bismark Street

Klamath Falls, OR 97601

File No. 54784AM

STATUTORY WARRANTY DEED

Adelia Anne Rockwood, as Trustee of the Adelia Rockwood Revocable Trust,

Grantor(s), hereby convey and warrant to

Charles R. Dunbar and Sue L. Breen, with right of survivorship, each as to an undivided 50% interest,

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:

Unit 7 of Tract 1354 of HARBOR ISLES GOLF COURSE CONDOMINIUMS - STAGE 5, and further described in that certain Declaration recorded in Volume M99, page 24677, Microfilm Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof.

The true and actual consideration for this conveyance is **\$190,000.00.**

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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 1st day of July, 2015.

Adelia Rockwood Revocable Trust

By: Adelia Anne Rockwood
Adelia Anne Rockwood, Trustee

State of Oregon } ss
County of Multnomah

On this 1st day of July, 2015, before me, Patricia Nuttbrock a Notary Public in and for said state, personally appeared Adelia Anne Rockwood, as Trustee of the Adelia Rockwood Revocable Trust, 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.



Notary Public for the State of Oregon
Residing at: Portland, OR
Commission Expires: 10/22/16

