

2015-007709

Klamath County, Oregon

07/15/2015 02:47:10 PM

Fee: \$47.00

1st 2462480-MS



After recording return to:
Drew Brian Card and Emma
Thompson Card
P.O. Box 185
Midland, OR 97634

Until a change is requested all tax
statements shall be sent to the
following address:
Drew Brian Card and Emma Thompson
Card
P.O. Box 185
Midland, OR 97634

File No.: 7021-2462480 (MS)
Date: July 14, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Margie L. Lukens, Successor Trustee of the Blanche Flowers Living Trust dated March 23, 2007, Grantor, conveys and warrants to **Drew Brian Card and Emma Thompson Card**, 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:

Lots 17, 18, 19, 20 and 21, of Block 7, MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Sunrise Street, vacated by commissioners order recorded February 11, 1981 in Volume M81 Page 2111, records of Klamath County, Oregon, which inured thereto.

Subject to:

1. The **2015/2016** Taxes, a lien not yet payable.
2. 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 **\$74,900.00**. (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 15th day of July, 2015.

Margie L. Lukens, Successor Trustee of the
Blanche Flowers Living Trust dated March
23, 2007

Margie L. Lukens Trustee
Margie L. Lukens, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15th day of July, 2015
by Marige L. Lukens as Successor Trustee of The Blanche Flowers Living Trust dated March 23, 2007, on
behalf of the Trust.



Marjorie Anne Stuart
Notary Public for Oregon
My commission expires: 12.03.18