

2015-010664

Klamath County, Oregon

09/28/2015 02:50:10 PM

Fee: \$47.00

Western Title & Escrow

Order Number: 107062-CM

Grantor
Leah Wilson 1060 Winston Section Rd Winston, OR 97496
Grantee
Greg Mull PO BOX 3671 Santa Monica, CA 90408
Until a change is requested, all tax statements shall be sent to the following address:
After recording return to: Greg Mull PO BOX 3671 Santa Monica, CA 90408

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Leah H. Wilson, Trustee of the Wilson Family Trust, Dated February 28, 2006, Grantor, conveys and warrants to **Greg Mull**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 3, Plat NO. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Account: R699667

Map & Tax Lot: R-2309-002A0-07400-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$54,100.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 23 day of September, 2015

The Wilson Family Trust, Dated February 28, 2006

Leah H. Wilson

**By: Leah Wilson
Its Trustee**

State of Oregon, County of Douglas) ss.

This instrument was acknowledged before me on this 23 day of September, 2015 by **Leah Wilson**, as Trustee The Wilson Family Trust, Dated February 28, 2006

Larissa Gilmore
Notary Public for the State of Oregon
My commission expires: Nov 9, 2018



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