



2015-012143
Klamath County, Oregon
11/05/2015 03:08:27 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shirley J. Poe and Gary W. Poe

1406 Circle Bar Drive

La Pine, OR 97739

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

Shirley J. Poe and Gary W. Poe

1406 Circle Bar Drive

La Pine, OR 97739

File No. 69859AM

STATUTORY WARRANTY DEED

James M. Dexter, Trustee of The James M. Dexter Revocable Living Trust UTA dated June 12, 2012, as to an undivided 50% interest and Sharon A. Boyer, Trustee of The Sharon A. Boyer Revocable Living Trust UTA dated June 12, 2012, as to an undivided 50% interest,

Grantor(s), hereby convey and warrant to

Shirley J. Poe and Gary W. Poe, as Tenants by the Entirety,

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 1 in Block 2 of PLAT NO. 1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-012C0-01100-000

The true and actual consideration for this conveyance is **\$275,000.00.**

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:

Return to:



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 29 day of October, 2015.

The James M. Dexter Revocable Living Trust UTA dated June 12, 2012

By: James M. Dexter
James M. Dexter, Trustee

The Sharon A. Boyer Revocable Living Trust UTA dated June 12, 2012

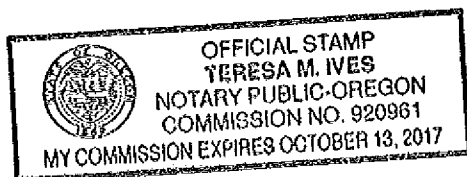
By: Sharon A. Boyer
Sharon A. Boyer, Trustee

State of Oregon } ss.
County of Deschutes }

On this 29 day of Oct 2015, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared James M. Dexter known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the James M. Dexter Revocable Living Trust UTA dated June 12, 2012, and acknowledged to me that he 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.


Teresa M. Ives
Notary Public for the State of Oregon
Residing at: Lafayette
Commission Expires: 10/13/17



State of Oregon } ss.
County of Deschutes }

On this 29 day of Oct 2015, before me, Teresa M. Ives a Notary Public in and for said state, personally appeared Sharon A. Boyer known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sharon A. Boyer Revocable Living Trust UTA dated June 12, 2012, and acknowledged to me that she 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.


Notary Public for the State of Oregon
Residing at: Seaside
Commission Expires: 10/13/17

