

1st 2533467 MT



After recording return to:
Travis Hilley and Alissa Hilley
608 Roseway Dr
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Travis Hilley and Alissa Hilley
608 Roseway Dr
Klamath Falls, OR 97601

File No.: 7021-2533467 (MT)
Date: September 29, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Marshall Staunton and Cynthia A Staunton as tenants by the entirety, Grantor, conveys and warrants to **Travis Hilley and Alissa Hilley, husband and wife as tenants by the entirety**, 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:

THE WEST 24 FEET OF LOT 48 AND ALL OF LOT 49; THE WEST 24 FEET OF LOT 55 AND ALL OF LOT 54 ALL IN ROSELAWN SUBDIVISION OF BLOCK 70, BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. ALSO ONE-HALF OF THE VACATED ALLEY ADJACENT TO SAID LOT.

Subject to:

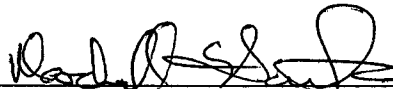
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$92,000.00**. (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 16th day of December, 20 15.

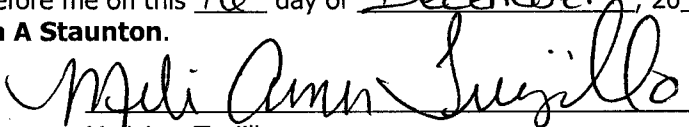

Marshall Staunton


Cynthia A Staunton

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16th day of December, 20 15
by **Marshall Staunton and Cynthia A Staunton**.




Meli Ann Trujillo
Notary Public for Oregon
My commission expires: 11-17-2017