



THIS SPACE RES

2016-010901
Klamath County, Oregon
10/13/2016 11:51:01 AM
Fee: \$47.00

After recording return to:

James C. Griffin

PO Box 956

Merrill, OR 97633

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

James C. Griffin

PO Box 956

Merrill, OR 97633

File No. 118840AM

STATUTORY WARRANTY DEED

Teresa J. Hay, Trustee of the Barbara J. Brown Revocable Trust UTD March 12, 1999,

Grantor(s), hereby convey and warrant to

James C. Griffin ,

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 6 in Block 70 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3,
according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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:

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 5th day of OCTOBER 2016.

Barbara J. Brown Revocable Trust

By: Teresa J. Hay, Trustee
Teresa J. Hay, Trustee

State of Oregon } ss.
County of JACKSON }

On this 5th day of October, 2016, before me, SHARON J CASH a Notary Public in and for said state, personally appeared Teresa J. Hay known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Barbara J. Brown Revocable Trust UD March 12, 1999, and acknowledged to me that he/she/they 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.

Sharon J. Cash
Notary Public for the State of Oregon»
Residing at: MEDFORD
Commission Expires: 7-10-17

