



THIS SPACE RESERVED

2017-005705
Klamath County, Oregon
05/25/2017 09:13:00 AM
Fee: \$47.00

After recording return to:

Susan K. Wilson
30631 Big Springs Drive
Sprague River, OR 97639

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

Susan K. Wilson
30631 Big Springs Drive
Sprague River, OR 97639
File No. 174540AM

STATUTORY WARRANTY DEED

Jeannette LaTulippe, Trustee of The Jeannette LaTulippe Living Trust UTD 1/19/2005, who acquired title as Jeannette LaTulippe-Clivio, Trustee of the Jeannette LaTulippe Living Trust, UTD 1/19/2005, and Jeannette LaTulippe, who acquired title as Jeannette LaTulippe-Clivio

Grantor(s), hereby convey and warrant to

Susan K. Wilson,

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 7, Block 48, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County, Oregon.

The true and actual consideration for this conveyance is **\$138,000.00**.

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 24th day of May, 2017.

The Jeannette LaTulippe Living Trust, UTD 1/19/2005

By: Jeannette LaTulippe
Jeannette LaTulippe, Trustee

Jeannette LaTulippe
Jeannette LaTulippe

State of OR } ss
County of Klamath }

On this 24th day of May, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Jeannette LaTulippe, Trustee of the Jeannette LaTulippe Living Trust, UTD 1/19/2005, and Jeannette LaTulippe, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 4-8-17

