

2018-003058

Klamath County, Oregon

03/21/2018 09:17:01 AM

Fee: \$47.00



After Recording Return to:

DENZIL L. LUTTRULL JR. and TERESA L. LUTTRULL
1365 LINDA DRIVE
LA PINE, OR 97739

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE4508

STATUTORY WARRANTY DEED

SHANNON M. POE,

herein called grantor, convey(s) and warrant(s) to

DENZIL L. LUTTRULL JR. and TERESA L. LUTTRULL, as tenants by the entirety

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Parcel 1 of Land Partition 15-09 being a Replat of Parcel 1 of Land Partition 79-07, situated in the NE1/4 SW1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Recorded March 25, 2010, instrument 2010-003702.

Account #R896287 Map No. R-2309-013C0-00103-00

Account #R897853 Map No. R-2309-013C0-00103-00

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$183,000.00.**

Return To:
Deschutes County
Title Company

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, AND 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: March 15, 2018



SHANNON M. POE

STATE OF CALIFORNIA, County of Contra Costa) ss.

On March 15, 2018, personally appeared the above named **SHANNON M. POE** and acknowledged the foregoing instrument to be His voluntary act and deed.

Before me: Mary Phillips

Notary Public for CALIFORNIA

My commission expires:

11-18-2020

Official Seal

