



THIS SPACE RESERVED FOR RECORDER'S USE

2019-004074

Klamath County, Oregon

04/16/2019 03:02:01 PM

Fee: \$87.00

After recording return to:

JEREMIAH RAY MAGOON

4454 Boardman Ave.

Klamath Falls, OR 97603

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

JEREMIAH RAY MAGOON

4454 Boardman Ave.

Klamath Falls, OR 97603

Escrow No. MT94643-DS

Title No. 0094643

SWD r.020212

STATUTORY WARRANTY DEED

**GARY L. BUTTS AND PAULA A. BUTTS, TRUSTEES OF THE GARY AND PAULA BUTTS
LIVING TRUST DATED 10/24/2011,**

Grantor(s), hereby convey and warrant to

JEREMIAH RAY MAGOON,

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:

Lots 11 and 12, Block 10, ST. FRANCIS PARK, 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 **\$110,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

87

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 31st day of August, 2012

THE GARY AND PAULA BUTTS LIVING TRUST
DATED 10/24/2011

BY: Gary L. Butts
GARY L. BUTTS, TRUSTEE

BY: Paula A. Butts
PAULA A. BUTTS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-3-, 2012 by GARY L. BUTTS AND PAULA A. BUTTS, TRUSTEES OF THE GARY AND PAULA BUTTS LIVING TRUST DATED 10/24/2011.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

