

M05-69309

Klamath County, Oregon

11/17/2005 03:28:07 PM

Pages 2 Fee: \$26.00

After recording return to:
Dorothy M. Anderson, Trustee
of the Dorothy M. Anderson
Living Trust
5866 Denver Ave.
Klamath Falls, OR 97603

Until a change is requested
send tax statements to the
following address:
Dorothy M. Anderson, Trustee
of the Dorothy M. Anderson
Living Trust
5866 Denver Ave.
Klamath Falls, OR 97603

Dated November 17, 2005

STATUTORY WARRANTY DEED

Dorothy M. Anderson, hereinafter called "Grantor", convey and warrant, to **Dorothy M. Anderson as Trustee of the Dorothy M. Anderson Living Trust**, under trust agreement dated November 17, 2005, or to such Successor Trustee(s) of said Trust created under such agreement as may hereinafter be appointed, hereinafter called "Grantees", free of liens and encumbrances, except as specifically set forth herein, the following real property situated in Klamath County, Oregon, to-wit:

LOT 40 of Grace Park, Klamath County, Oregon, TOGETHER WITH the West 25 feet of vacated Ogden Avenue abutting said lot on its East boundary,

This property is free from liens and encumbrances, EXCEPT:

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 LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

26 *rk*

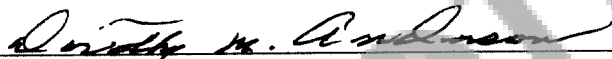
The true consideration for this conveyance is \$0.

"This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that "grantor" is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned "grantor," have executed this instrument this 17th day of November, 2005.

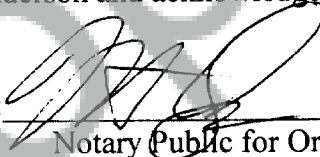

Dorothy M. Anderson

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Dorothy M. Anderson and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me:


Notary Public for Oregon

Dated 11/17/05.

