

M05-71980

Klamath County, Oregon

12/29/2005 08:46:15 AM

Pages 3 Fee: \$31.00

After recording return to:

RS RONALD RUDY EVENSON, Trustee
1721 Novato Blvd. #8
Novato, California 94947

**Until a change is requested,
send tax statements to:**

RONALD RUDY EVENSON, Trustee
1721 Novato Blvd. #8
Novato, California 94947

Warranty Deed

RONALD RUDY HIGGENS-EVENSON, Trustee of THE MARY MARTHA EVENSON TRUST dated March 15, 2000, "Grantor," hereby conveys and warrants to MARY MARTHA MORTON, a married woman, as her sole and separate property "Grantee," an undivided 1/3 interest in and to the following real property situated in Klamath County, Oregon, free of encumbrances except for matters of public record:

Government Lot 24, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any.

Property ID: R330975.

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 is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

The true and actual consideration paid for this conveyance is -0-.

31✓

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.

WITNESS the hand of said Grantor on this 15th day of NOVEMBER, 2005.

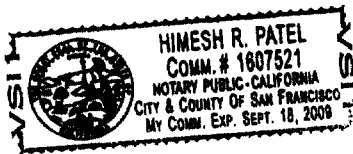
GRANTOR:

Ronald Rudy Higgins-Evenson
RONALD RUDY HIGGENS-EVENSON, Trustee of
THE MARY MARTHA EVENSON TRUST dated
March 15, 2000

STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

SS.

This instrument was acknowledged before me on this 15 day of November, 2005,
by RONALD RUDY HIGGENS-EVENSON, Trustee.



Himesh R. Patel
Notary Public

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN FRANCISCO

} SS.

On 11/15/2005

(DATE)

before me,

HIMESH R. PATEL

(NOTARY)

personally appeared

RONALD RUDY EVENSON

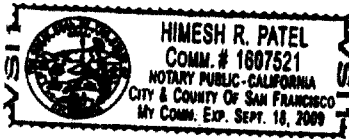
SIGNER(S)

☐ personally known to me

- OR -

☒

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT
OF
SIGNER

Top of thumbprint here