

2007-007298

Klamath County, Oregon



00020696200700072980020020

04/23/2007 09:10:30 AM

Fee: \$26.00

Recording Requested By:

Joyce C. Sellars  
1777 Kimberly Drive  
Klamath Falls, Oregon 97603

When Recorded Mail To:

Jesse A. Visser  
515 E. Main Street  
Ashland, OR 97520

Mail Tax Statements To:

Joyce C. Sellars  
1777 Kimberly Drive  
Klamath Falls, Oregon 97603

(This Space for Recorder's Use)

**WARRANTY DEED**

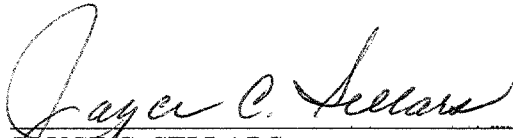
JOYCE C. SELLARS, who holds title as JOYCE E. SELLARS, and MICHAEL SELLARS, hereinafter referred to as "Grantor", conveys and warrants unto JOYCE C. SELLARS, Trustee of the JOYCE C. SELLARS TRUST, dated August 23, 2006, hereinafter referred to as "Grantee", all of their interest in that real property situated in Klamath County, State of Oregon and described as:

Lot 5 in Block 13 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

There is no monetary consideration for this transfer as it is for estate planning purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

DATED: 2-7-07DATED: 3/23/07

  
JOYCE C. SELLARS

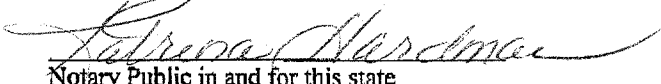
  
MICHAEL SELLARS

**ACKNOWLEDGMENT**

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                 )

On 2/7/07 before me, the undersigned Notary Public, personally appeared JOYCE C. SELLARS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to this instrument, and acknowledged that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I declare under penalty of perjury that the person(s) whose name(s) is/are subscribed to this instrument appear(s) to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand and official seal


  
Notary Public in and for this state



STATE OF UTAH                     )  
  ) ss.  
County of UTAH                    )

On March 23rd 2007 before me, the undersigned Notary Public, personally appeared MICHAEL SELLARS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to this instrument, and acknowledged that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I declare under penalty of perjury that the person(s) whose name(s) is/are subscribed to this instrument appear(s) to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand and official seal

  
Notary Public in and for this state UTAH

