

2007-021075

Klamath County, Oregon



00037135200700210750010010

12/18/2007 09:01:35 AM

Fee: \$21.00

After recording return to:

Douglas Lee & Wanda Irene Grunwald

901 S. 6th Ave. Spc. 341

Hacienda Heights, Ca 91745

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

Douglas Lee & Wanda Irene Grunwald

Same as above

Reserved for Deed Records Use

### WARRANTY DEED

By this instrument, Douglas Lee Grunwald and spouse, Wanda Irene Grunwald whose tax mailing address is 901 S. 6<sup>th</sup> Ave. Spc.341, Hacienda Heights, CA. 91745. (the Grantors), conveys and warrants assignment of shared property to a Trust as Douglas Lee Grunwald and Wanda Irene Grunwald being trustees of The Douglas Lee Grunwald and Wanda Irene Grunwald Living Trust, of 901 S. 6<sup>th</sup> Ave., Spc.341, Hacienda Heights, CA. 91745. (collectively the Grantee) all right, title, and interest in and to the following described real property situated in Klamath County, Oregon:

Beginning at a point on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway which point is North 0° 45 1/2' West 2146 feet from the South quarter corner of section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence South 0° 45 1/2' East 488.7 feet to the true point of beginning of description; thence South 0° 45 1/2' East 150 feet; thence North 79° 34' East 214.6 feet to the Southwesterly right of way line of the Klamath Falls-Lakeview Highway; thence North 20° 06' West along Highway 150 feet, more or less; thence South 79° 34' West 164.2 feet, more or less, to the point of beginning.

Code 058 Map 3614-034DB TL 01100 Key #365161.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed. The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

The true consideration for this conveyance is no (0) dollars, hereby acknowledged.  
Dated this 13<sup>th</sup> day of December 2007.

IN WITNESS WHEREOF, The first party has signed and sealed these presents the day and year first above written.

Grantor Signature

Grantor Signature Wanda Irene Grunwald

STATE OF California

COUNTY OF Los Angeles

On DECEMBER 13, 2007 before me, INEZ E. MORAN, NOTARY PUBLIC,  
Personally appeared Douglas Lee Grunwald and Wanda Irene Grunwald  
Personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names is subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and of their own free will, and that by their signatures on the instrument they executed the instrument.

Affiants: Known X Unknown

ID Produced CA LICENSE Exp 07/01/09

ID Produced CA LICENSE Exp 12/10/09

WITNESS my hand and official seal:

Signature INEZ E. MORAN, Notary Public

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.

