

2008-002581

Klamath County, Oregon

After Recording Return to:

ROBERT D. SAUTER and DAVID J. SAUTER  
and KRISTIN SAUTER  
7735 SE 19th Avenue  
Portland, OR 97202

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

ROBERT D. SAUTER  
Same as Above



00040940200800025810020025

02/29/2008 11:35:26 AM

Fee: \$26.00

ATE: 65613 PC

**WARRANTY DEED**  
(INDIVIDUAL)

ALBERT W. WILDER SR. and NORMA J. WILDER, Co-Trustees of the WILDER FAMILY TRUST, herein called grantor, convey(s) to ROBERT D. SAUTER as to an undivided 1/3 interest, and DAVID J. SAUTER as to an undivided 1/3 interest, and KRISTIN SAUTER as to an undivided 1/3 interest, all as tenants in common, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$233,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated February 26, 2008.

WILDER FAMILY TRUST

Albert W. Wilder Sr. Trustee  
BY: ALBERT W. WILDER SR., TRUSTEE

Norma J. Wilder Trustee  
BY: NORMA J. WILDER, TRUSTEE

STATE OF OREGON, County of KLAMATH) ss.

On FEBRUARY 27<sup>th</sup>, 2008 personally appeared the above named ALBERT W. WILDER SR. and NORMA J. WILDER, as Co-Trustees of the WILDER FAMILY TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

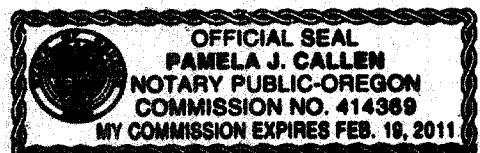
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065613

Before me: Pamela J. Callen  
Notary Public for Oregon  
My commission expires: 02-19-2011

Official Seal



#26-A

**Exhibit A**

**That portion of Tract 12, JUNCTION ACRES, of Klamath County, Oregon, more particularly described as follows:**

**Commencing at a point on the North line of Tract 12 of Junction Acres Subdivision 454 feet Easterly from the Northwest corner of Tract 13; thence Easterly to the Northeast corner of Tract 12; thence South 664 feet, more or less, to the Southeast corner of Tract 12; thence Westerly to a point due South of the point of beginning; thence North 664 feet, more or less, to the point of beginning.**

**CODE 089 MAP 3910-007BD TL 00700 KEY# 590505**