

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2008-004864

Klamath County, Oregon



00043558200800048640010013

04/02/2008 02:19:19 PM

Fee: \$21.00

Beverly Mary Andrade
 2110 Homedale rd.
 Klamath Falls Or. 97603

Grantor's Name and Address

Beverly Mary Andrade Living
 Trust 2110 Homedale rd.
 Klamath Falls Or. 97603

Grantee's Name and Address

SPACE RESERVE
 FOR
 RECORDER'S USE

After recording, return to (Name, Address, Zip):

Beverly M. Andrade
 2110 Homedale rd.
 Klamath Falls Or. 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Beverly M. Andrade
 2110 Homedale rd.
 Klamath Falls Or. 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Beverly Mary Andrade

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Beverly Mary
 Andrade Living Trust

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows, to-wit:

The westerly one-half of lot 17, Block 4,
 First addition to Altamont Acres, according to
 the official plat thereof on file in the office of
 the clerk of Klamath County, Oregon.

Code 041 Map 3909-003CD TL 05400 Key #527941

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state): No

exceptions

and that
 grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
 which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on 4-2-08; if grantor
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
 so by order of its board of directors.

Beverly Mary Andrade

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-
 RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,
 UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROP-
 ERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
 USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
 MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK
 WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERI-
 FY APPROVED USES, 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 4-2-08

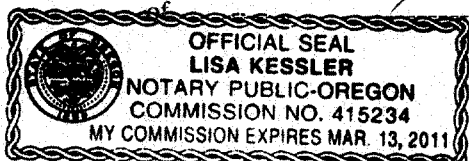
by Beverly Mary Andrade

This instrument was acknowledged before me on

by

as

of



Lisa Kessler

Notary Public for Oregon

My commission expires Mar. 13, 2011