

2008-004908

Klamath County, Oregon



04/03/2008 08:18:26 AM

Fee: \$21.00

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

Alice N. Rosebrook and Samuel R. Dunlap
49861 State Hwy. 14
Stevenson, WA 98648

After Recording Return To:

Rob C. Fotheringham
7000 SW Varns St.
Portland, OR 97223-8006

WARRANTY DEED

Alice N. Rosebrook and Samuel R. Dunlap, Grantor, conveys and warrants to Alice N. Rosebrook and Samuel R. Dunlap, Trustees of the Alice N. Rosebrook and Samuel R. Dunlap Family Trust dated March 25, 2008, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

Lot 6, Block 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO: All easements, rights-of-way, and restrictions of record.

The liability and obligations of the Grantors 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 would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance is NONE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS AND 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED March 25th, 2008.

Alice N. Rosebrook
Alice N. Rosebrook

Samuel R. Dunlap
Samuel R. Dunlap

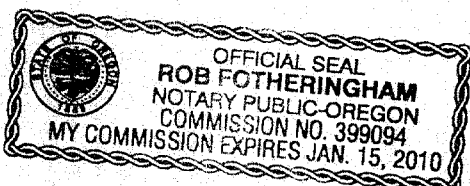
STATE OF OREGON)

County of Washington)

) ss.

March 25, 2008

Personally appeared before me the above named Alice N. Rosebrook and Samuel R. Dunlap, and declared the same to be their voluntary act and deed.



Notary Public for Oregon

My Commission Expires: 1/15/2010