

Returned @ Counter

AFTER RECORDED, RETURN TO:  
Robert J. Foltyn  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

2008-008295

Klamath County, Oregon



00047574200800082950020024

06/06/2008 03:12:38 PM

Fee: \$26.00

SEND TAX STATEMENTS TO:  
Margaret Wallenburn, Trustee  
1512 Hope Street  
Klamath Falls OR 97603

### WARRANTY DEED

Margaret Wallenburn, Grantor

The Margaret Wallenburn Revocable Living Trust, Grantee

The consideration is estate planning.

After recording, mail to: Robert J. Foltyn, 514 Walnut Ave., Klamath Falls, OR 97601

Send tax statements to: 1512 Hope St., Klamath Falls, OR 97603

## WARRANTY DEED

Margaret Wallenburn, Grantor, convey and warrant to The Margaret Wallenburn Revocable Living Trust, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 73 LEWIS TRACTS, Klamath County, Oregon

more commonly known as 1512 Hope St., Klamath Falls, Oregon 97603

There is no consideration for this conveyance. It is done for purposes of estate planning.

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 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 this 5 day of June, 2008.

GRANTOR

Margaret Wallenburn  
Margaret Wallenburn

STATE OF OREGON           )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named Margaret Wallenburn on the 5<sup>th</sup> day of June, 2008, and acknowledged the foregoing instrument to be Margaret Wallenburn's voluntary act. Before me:



Leslie R. Brown  
Notary Public for Oregon  
My Commission Expires: 9/26/2011