

MT082240-46

THIS SPACE IS

2008-008520

Klamath County, Oregon



06/11/2008 11:10:52 AM

Fee: \$26.00

After recording return to:
Trustees of the Paul E. Landrum and Nancy L.
Landrum Revocable Living Trust dated October
5, 2004

2205 Kimberly Drive
Klamath Falls, OR 97603

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

Trustees of the Paul E. Landrum and Nancy L.
Landrum Revocable Living Trust dated October
5, 2004

2205 Kimberly Drive
Klamath Falls, OR 97603

Escrow No. MT82260-MS

Title No. 0082260

SWD

STATUTORY WARRANTY DEED

Charles A. Connell and Joann Connell, as tenants by the entirety, Grantor(s) hereby convey and warrant to Paul E. Landrum and Nancy L. Landrum, Trustees of the Paul E. Landrum and Nancy L. Landrum Revocable Living Trust dated October 5, 2004, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO THE FOLLOWING RESTRICTION: "ANY IMPROVEMENTS ON SUBJECT PROPERTY ARE LIMITED TO A ONE-STORY STRUCTURE WITH OR WITHOUT A DAYLIGHT BASEMENT."

The true and actual consideration for this conveyance is **\$249,900.00**.

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 9th day of June, 2008

Charles A. Connell
Charles A. Connell

Joann Connell
Joann Connell

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on 6/9, 2008 by Charles A. Connell and Joann Connell.

MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

26 AMT

LEGAL DESCRIPTION

"EXHIBIT A"

Lot 1 and the East 15 feet of the most Northerly 285.38 feet of Lot 12, Block 5, Tract No. 1245, FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided interest in all those private roads on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH a 15 foot right of way easement over Lots 8, 11 and 12, Block 5, Tract 1235, FIRST ADDITION TO SHIELD CREST, for the purpose of installing a water line and pump line, to and in a well.