

Returned to County

2008-009497

Klamath County, Oregon



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06/30/2008 09:35:53 AM

Fee: \$26.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Michael G. and Laila D. Griffith
1045 Thomas Drive
Klamath Falls, Oregon 97603

WARRANTY DEED

Re-recorded to correct identity of grantor of deed recorded at Vol M03 Page 18229

Michael G. Griffith, Successor Trustee of the Herbert R. Cary Revocable Living Trust uad May 17, 2001, and any amendments thereto, Grantor, being the owner of an undivided five-sixth interest, conveys and warrants to Michael G. Griffith and Laila Dahl Griffith, husband and wife, Grantees, an additional undivided one-fifth interest in the following described real property located in Klamath County, Oregon, to-wit:

Lot 3 in Block 12 of Tract 1003 known as Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

There is no true and actual consideration for this conveyance; it is a gift from the Herbert R. Cary Revocable Living Trust to Michael G. Griffith and Laila Dahl Griffith, husband and wife.

Subject, however, to the following:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting easements, and any and all obligations created or imposed upon or affecting said premises by the 1st Addition to Moyina Improvement District.
3. Easement, including the terms and provisions thereof, given by P.C. Carlson to the California Oregon Power Company, a California corporation, dated March 11, 1940, recorded April 5, 1940, Deed Volume 128 page 267, records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of Tract 1003 (Third Addition to Moyina) as follows: "...said plat subject to: a building set-back line as shown, public utility easements as shown to provide ingress and egress to

construct and maintain said utilities, and additional reservations as shown in any

recorded protective covenants.”

SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, EASEMENTS
AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND.

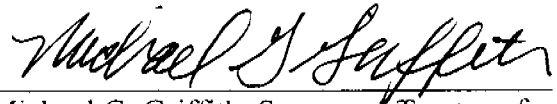
This property is commonly known as 1111 Thomas Drive, Klamath Falls, Oregon.

The intent of the parties is that upon recording of this deed, the Herbert R. Cary Revocable Living Trust will be the owner of an undivided four-sixth interest and Michael G. Griffith and Laila Dahl Griffith, husband and wife, will be the owners of an undivided two-sixth interest, all as tenants in common.

THIS INSTRUMENT WILL 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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 27th day of June, 2008.

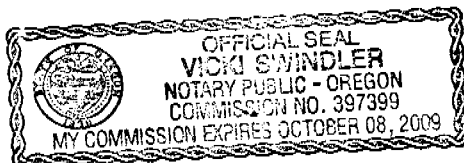
GRANTOR

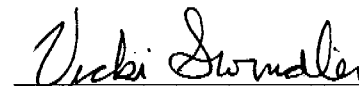


Michael G. Griffith, Successor Trustee of
the Herbert R. Cary Revocable Living Trust

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Michael G. Griffith, Successor Trustee of the Herbert R. Cary Revocable Living Trust, on the 27th day of June, 2008, and acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for Oregon
My Commission Expires: 10-8-09