

2008-009499

Klamath County, Oregon



00049003200800094990020028

06/30/2008 09:37:18 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 grantee of deed recorded at Vol. M05 Page 68341

Michael G. Griffith and Laila Dahl Griffith, husband and wife, Grantors, convey and warrant to Michael G. Griffith and Laila Dahl Griffith, Trustees of the Michael G. Griffith and Laila Dahl Griffith Joint Revocable Living Trust, Grantee, all of Grantors' interest in the following described real property, free of encumbrances except as specifically set forth herein:

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 done for purposes of estate planning.

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.

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 PERSON 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.

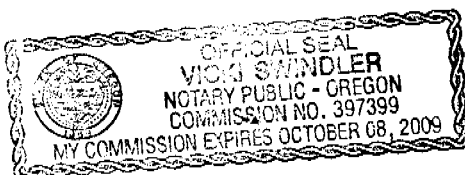
Dated this 27th day of June, 2008.

GRANTOR

Michael G. Griffith  
Michael G. Griffith

Laila Dahl Griffith  
Laila Dahl Griffith

Personally appeared the above-named Michael G. Griffith and Laila Dahl Griffith on the 27th day of June, 2008, and acknowledged the foregoing instrument to be their voluntary act.  
Before me:



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