

2008-009500

Klamath County, Oregon



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06/30/2008 09:39:49 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

Michael G. Griffith, Successor Trustee of the Herbert R. Cary Revocable Living Trust uad May 17, 2001, and any amendments thereto, Grantor, conveys and warrants to Michael G. Griffith and Laila Dahl Griffith, Trustees of the Michael G. Griffith and Laila Dahl Griffith Joint Revocable Living Trust, Grantee, all the Herbert R. Cary Revocable Living Trust's 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 a gift from the Herbert R. Cary Revocable Living Trust to the Michael G. Griffith and Laila Dahl Griffith Joint Revocable Living Trust.

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.

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 27th day of June, 2008.

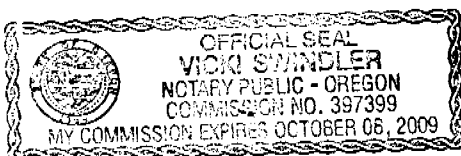
GRANTOR

Michael G. Griffith

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:



Vicki Swindler

Notary Public for Oregon

My Commission Expires: 10-6-09