

2008-011529

Klamath County, Oregon



08/14/2008 08:22:53 AM

Fee: \$26.00

Grantor's Name and Address

DANIEL L. JUSTMAN
MONICA JUSTMAN (AKA MONICA D. JUSTMAN)
5122 HOMEDALE ROAD
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

DANIEL L. JUSTMAN AND
MONICA JUSTMAN, TRUSTEES
JUSTMAN FAMILY TRUST
DATED AUGUST 6, 2008
5122 HOMEDALE ROAD
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

DANIEL L. JUSTMAN
MONICA JUSTMAN
5122 HOMEDALE ROAD
KLAMATH FALLS, OREGON 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DANIEL L. JUSTMAN AND MONICA JUSTMAN (AKA MONICA D. JUSTMAN), hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DANIEL L. JUSTMAN AND MONICA JUSTMAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE JUSTMAN FAMILY TRUST DATED AUGUST 6, 2008, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of August, 2008 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.


DANIEL L. JUSTMAN


MONICA JUSTMAN
(AKA MONICA D. JUSTMAN)

State of Oregon)

: ss.

County of Klamath)

Before me this 6th day of August, 2008, personally appeared DANIEL L. JUSTMAN and MONICA JUSTMAN (AKA MONICA D. JUSTMAN), and acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public of Oregon

My Commission expires: 10/31/2011

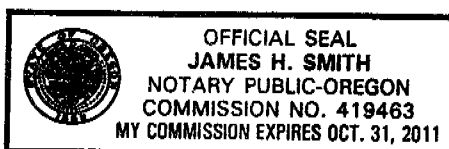


EXHIBIT "A"

PARCEL ONE: (5122 Homedale Rd.)

Parcel 3 of Land Partition 64-93 situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL TWO: (4329 Denver Ave.)

Parcel 1 of Land Partition #53-93, situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL THREE: (927 Addison St.)

PARCEL 1:

A portion of Lots 1, 13 and 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55°38' East, 143 feet from the most Southerly corner of said lot; thence North 35°11' West, 66.45 feet; thence South 47°32' West, 11.6 feet; thence South 45°38' East, 1.79 feet; thence South 41°27' West, 29.85 feet; thence North 66°23' West, 19.63 feet to a point on the line between Lots 13 and 14 of said Block 76, which is North 48°10' East, 98 feet from the common corner of said Lots 13 and 14 on the Northeasterly line of Oregon Avenue; thence North 43°19' West 38.6 feet; thence North 45°35' West, 30 feet, (the last two courses being chords of a curve parallel to Oregon Avenue), to a point on the line between Lots 12 and 13 of said Block 76, which is North 43°10' East, 98 feet from the common corner of said Lots 12 and 13 on the Northeasterly line of Oregon Avenue; thence North 43°10' East, 44.6 feet, along the line between said Lots 12 and 13, to the common corner of said Lots on the Southwesterly line of Lot 4 of said Block 76; thence South 51°42' East, 18.53 feet, along the line between said Lots 4 and 13, to the most Southerly corner of said Lot 4; which point is also the most Westerly corner of Lot 1 of said Block; thence North 43°20' East, 34.93 feet, along the line between said Lots 1 and 4, to the most Northerly corner of said Lot 1, which point is also the most Westerly corner of Lot 2 of said Block; thence South 46°32' East 19 feet, along the line between said Lots 1 and 2; thence South 4°20' East 28.5 feet; thence South 33°59' East, 78.1 feet; thence South 34°38' East 18.8 feet to a point on the Southeasterly line of said Lot 14, which is North 55°38' East 153.5 feet from the most Southerly corner of said Lot 14; thence South 55°38' West 10.5 feet, along the Southeasterly line of said Lot 14 to the point of beginning.

PARCEL 2:

A portion of Lots 1 and 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55°38' East, 153.5 feet from the most Southerly corner of said lot; thence North 55°38' East, 39.48 feet, along the Southeasterly line of said Lot 14 and 1 of said Block 76, to the most Easterly corner of said Lot 1, which point is also the most Southerly corner of Lot 2 of said Block; thence North 46°32' West, along the line between said Lots 1 and 2, to a point which is 19 feet from the most Northerly corner of said Lot 1; thence South 4°20' East, 28.5 feet; thence South 33°59' East, 78.1 feet; thence South 34°38' East, 18.8 feet to the point of beginning.

CODE 001 MAP 3809-029BD TL 05700 KEY #212978

PARCEL FOUR: (392 & 394 Addison St.)

Lot 2, Block 61, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.