

2008-012677

Klamath County, Oregon



00052975200800126770030039

09/11/2008 08:23:09 AM

Fee: \$31.00

**MAIL TAX STATEMENTS TO:**

Trustee of the Maurice J. Anderson

Living Trust

P.O. Box 79

Crescent Lake, OR 97425

**AFTER RECORDING RETURN TO:**

Robert J. Saalfeld, Attorney

PO Box 470

Salem, OR 97308

**WARRANTY DEED**

*Maurice Jay Anderson*, Grantor, conveys to *Maurice J. Anderson, Trustee of the Maurice J. Anderson Living Trust* dated August 14, 2008, and any amendments thereto, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

See Exhibit A. attached hereto and made a part hereof.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantor's, and the true and actual consideration stated in terms of dollars is NONE.

The following is the notice as required by Oregon law: "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 195.356 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 195.356 AND SECTIONS 5 TO 11 CHAPTER 424, OREGON LAWS 2007."

WITNESS Grantor's hand this 14th day of August, 2008.

Maurice Jay Anderson  
Maurice Jay Anderson

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF MARION                )

On this 14 day of August, 2008, personally appeared the above named **Maurice Jay Anderson** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Kristy K Daley  
Notary Public for Oregon  
My Commission Expires: 10-03-09

## Exhibit A.

Real property and improvements located at 20031 Hwy 58, Crescent Lake, Klamath County, Oregon, more particularly described as follows:

A parcel of land located in Government Lot 13 in the NW ¼ of Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Section line common to Sections 1 and 6, said point bears South 00°05'12" West 471.25 feet from the Northwest corner of said Section 6; thence North 82°44'10" East, 282.53 feet to the Westerly right of way line of a power transmission line and 15.00 feet from the centerline thereof; thence along said powerline right of way North 15°19'12" West 132.95 feet; thence South 88°54'02" East; 552.08 feet; thence South 00°14'30" West, 321.91 feet; thence North 89°27'18" West, 796.04 feet to the West line of Section 6; thence along said Westerly line of Section 6, North 00°05'12" East, 160.98 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress as set forth and described in instrument recorded May 27, 1981, in Volume M81 page 9351, Deed Records of Klamath County, Oregon.

Map No: R 2407-006B0-00300-000

Tax Account No: R144971

This property has a mobile home situated on it.

Tax Account No. for mobile home: M38391