

2008-012678

Klamath County, Oregon



00052976200800126780040043

09/11/2008 08:24:16 AM

Fee: \$36.00

**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 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 Anderson  
Maurice Anderson

STATE OF OREGON                   )  
  ) ss.  
COUNTY OF MARION            )

On this 14th day of August, 2008, personally appeared the above named **Maurice 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.

The following described real property situated in Klamath County, Oregon:

### PARCEL 1:

A portion of Section 1, Township 24, South Range 6 East of the Willamette Meridian, Klamath County, Oregon, commencing at the Northeast corner of said Section 1; thence South along the East line of said Section 1, a distance of 326.3 feet to the point of beginning of the tract herein conveyed; thence continuing South along the East line of said Section 1; a distance of 145 feet; thence West and parallel to the North line of Section 1 to the Easterly right of way of State Highway 58; thence Northwesterly along the East right of way line to a point which is due West of the point of beginning; thence East and parallel to the North line of said Section 1 to the point of beginning.

Map No: R-2406-001AA-01100-000

Tax Account No: R144089

.59 Acre

### PARCEL 2:

Commencing at the Southeast corner of the property described in Parcel 1; thence North along the West line of Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, a distance of 168.65 feet to a steel rod marked "NNN/256, S6"; thence East along the NNN/256 line of said Section 6, 244.93 feet to a steel rod set 15 feet West of the centerline of an existing right of way for powerline; thence South 15 degrees 19'12" East, parallel to and 15 feet Westerly of said centerline, a distance of 132.95 feet to a steel rod set on the centerline of an existing road; thence South 82 degrees 44' 10" West, a distance of 282.53 feet to the point of beginning.

TOGETHER WITH: the rights and obligations set forth in that certain Water Agreement given by James R. Ward and Elizabeth A. Ward, husband and wife, to Robert D. Rist and Joan Rist, husband and wife, dated September 12, 1981, recorded October 8, 1981, in Volume M81, page 17794, Deed Records of Klamath County, Oregon.

### SUBJECT TO:

1. Easement, including the terms and provisions thereof, given by James R. Ward and Elizabeth Ward, husband and wife, to Manley Farrar and Edith B. Farrar, husband and wife, dated August 8, 1980, recorded May 27, 1981 in Volume M81, page 9351, Deed Records of Klamath County, Oregon.

2. Water Agreement, including the terms and provisions thereof, given by James R. Ward and Elizabeth A. Ward, husband and wife, to Robert D. Rist and Joan Rist, husband and wife, dated September 12, 1981, recorded October 8, 1981 in Volume M81, Page 17794, Deed Records of Klamath County, OR.

3. Trust Deed, including the terms and provisions thereof, executed by James R. Ward and Elizabeth Ward, husband and wife, as Grantors, to Mountain Title Company, as Trustee, for Lloyd A. Hollemon and Dorothy M. Hollemon, as Beneficiary, dated October 15, 1989, recorded October 17, 1989 in Volume M89, Page 19673, Mortgage Records of Klamath County, Oregon (Hollemon Trust Deed) to secure payment of \$52,000.00. Beneficiaries will pay the referenced Hollemon Trust Deed in accordance with its terms. In the event Beneficiaries do not pay the Hollemon Trust Deed in accordance with its terms, Grantors may pay the same and deduct the amount paid from the balance due under the Promissory Note, which is secured by this Trust Deed.

Map No: R-2407-006B0-00200-000

Tax Account No: R144980

.90 acre