

2008-012679

Klamath County, Oregon



00052977200800126790020026

09/11/2008 08:28:30 AM

Fee: \$26.00

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 J. 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:

Lot 1 in Block 5, CRES-DEL ACRES, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map No: R-2407-007B0-09800-000

Account No: R145845

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

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


Maurice J. Anderson

STATE OF OREGON)
) ss.
COUNTY OF MARION)

On this 14th day of August, 2008, personally appeared the above named **Maurice J. 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: 10-03-08