

UTC 83445-DS

THIS SPACE R

2008-014215

Klamath County, Oregon



10/16/2008 03:19:32 PM

Fee: \$21.00

After recording return to:

Franza Giffen

54 Railroad Avneue

Richmond, CA 94801

Until a change is requested all tax statements  
shall be sent to the following address:

Franza Giffen

54 Railroad Avneue

Richmond, CA 94801

Escrow No. MT83445-DS

Title No. 0083445

SWD

### STATUTORY WARRANTY DEED

**Edith A. Gray, Successor Trustee of The Nina E. Simpson Revocable Living Trust, Grantor(s)** hereby convey and warrant to **Franza Giffen, Trustee of The Michael Straghan Special Needs Trust** **uta dated 7/21/08**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 94, MERRYMAN'S REPLAT of vacated portion of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$150,000.00**.

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 8th day of Oct 2008.

The Nina E. Simpson Revocable Living Trust

BY: Edith A. Gray, Trustee  
Edith A. Gray, Successor Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10-8-, 2008 by Edith A. Gray, Successor Trustee of The Nina E. Simpson Revocable Living Trust.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09



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