

2008-016487

Klamath County, Oregon



00057528200800164870020023

12/15/2008 09:35:37 AM

Fee: \$26.00

After Recording Return to:

Tami S.P. Beach
Hult Plaza Suites
401 E. 10th Avenue, Suite 230
Eugene, OR 97401

**Until a change is requested all tax statements
shall be sent to the following address:**
No change

WARRANTY DEED - STATUTORY FORM

Thomas D. Tallerday, Grantor, conveys and warrants to Monica Tallerday, Trustee, the Thomas Tallerday Family Trust, under agreement dated December 10, 2008, Grantee, the following described real property located in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1: The S1/2S1/2NW1/4SW1/4NE1/4 in Section 5, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: The North 1/2, South 1/2, Northwest 1/4, Southwest 1/4, Northeast 1/4 of Section 5, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT a 15 foot wide easement adjacent to and along entire West border for mutual roadway.

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.

The true consideration for this conveyance is none.

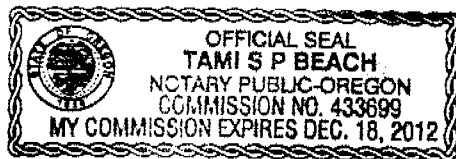
The liability and obligations of Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated this 10th day of December, 2008.

Thomas D. Tallerday
Thomas D. Tallerday

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on December 10, 2008 by Thomas D. Tallerday.



Tami S P Beach
Notary Public for Oregon