

2009-000593

Klamath County, Oregon



01/20/2009 08:55:07 AM

Fee: \$41.00

After recording return to:

Jeanne A. Smith, Attorney at Law
PO Box 830
Corvallis, OR 97339-0830

Mail tax statements to:

Victoria Ursa, Trustee
517 Lidford
La Puente, California, 91744

WARRANTY DEED

Victoria Ursa, a widow, Emil Ursa, Jr., a single man, and John T. Ursa, a single man, hereinafter called grantors, do hereby grant, convey, and warrant unto Victoria Ursa, Trustee of the Victoria Ursa Living Trust dated December 11, 1995, as amended and restated on September 26, 2008, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 14 and 15, Block 33, First Addition to Klamath Forest Estates.

The said property is free from encumbrances except covenants, easements and restrictions of record.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors, and assigns forever. This is a transfer to a living trust and there is no consideration for the transfer.

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 the 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.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 12-9-08, 2008.

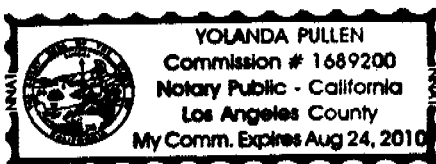
Victoria Ursa

Victoria Ursa

STATE OF CALIFORNIA, (County of Los Angeles) ss.

This Warranty Deed is signed and acknowledged before me Yolanda Pullen, 2008 by Victoria Ursa.

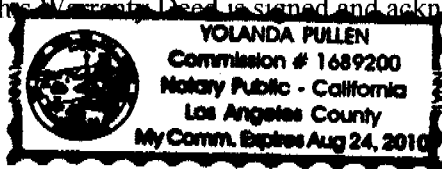
NOTARY Public



Notary Public for California

Emil Ursa, Jr.
Emil Ursa, Jr.

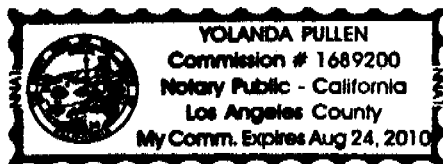
STATE OF CALIFORNIA, (County of Los Angeles) ss. Notary Public
This Warranty Deed is signed and acknowledged before me Yolanda Pullen, 2008 by Emil Ursa, Jr.



[Signature]
Notary Public for California

John T. Ursa
John T. Ursa

STATE OF CALIFORNIA, (County of Los Angeles) ss. Notary Public
This Warranty Deed is signed and acknowledged before me Yolanda Pullen, 2008 by John T. Ursa.



[Signature]
Notary Public for California

ACKNOWLEDGMENT

State of California

County of Los Angeles

On December 9, 2008 before me, Yolanda Pullen, Notary Public
(insert name and title of the officer)

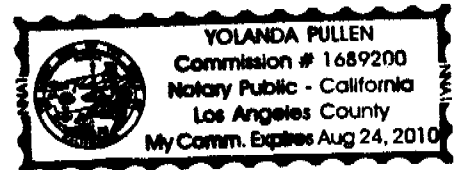
personally appeared Victoria Lisa
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



ACKNOWLEDGMENT

State of California

County of Los Angeles

On December 9, 2008 before me, Yolanda Pullen, Notary Public
(insert name and title of the officer)

personally appeared Emil Wisa Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



ACKNOWLEDGMENT

State of California

County of Los Angeles

On December 9, 2008 before me, Yolanda Pullen Notary Public
(insert name and title of the officer)

personally appeared John T. Ursa
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)

