

2009-002399

Klamath County, Oregon



00060961200900023990020023

02/18/2009 08:29:55 AM

Fee: \$26.00

**MAIL TAX STATEMENTS TO:**

Robert A. Keith and Linda G. Keith  
31126 SW Willamette Way West  
Wilsonville, OR 97070

**AFTER RECORDING RETURN TO:**

Amy K. LeFore, Attorney  
PO Box 470  
Salem, OR 97308

**WARRANTY DEED**

***Robert A. Keith and Linda G. Keith, Trustees of the Keith Family Trust of 1999 dated May 5, 1999 and Robert A. Keith and Linda G. Keith, Trustees of the Pleasant Grove Trust dated January 6, 2007***, Grantor, convey to ***Robert A. Keith and Linda G. Keith***, each as to an undivided one-half (1/2) interest as tenants in common, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

W ½ N ½ N ½ NE ¼ NE ¼ of Section 8, Township 25 South, Range 8 East of the Willamette Meridian.

Subject to: Rights of the public in and to any portion of said premises lying within limits of roads and highways: Reservations of mineral, oil and gas rights as disclosed by deed recorded June 14, 1965, in Deed Volume 362 at page 280; 10-ft. wide easement parallel to and forming entire South boundary for joint user roadway and all other roadway purposes as recorded June 8, 1970 in Deed Volume M-70 at page 4578.

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.

The true and actual consideration stated in terms of dollars is NONE. This transfer is being made as a result of ***Loretta Keith's*** death on July 30, 2008 and pursuant to the terms of the ***Pleasant Grove Trust dated January 6, 2007*** and the ***Keith Family Trust of 1999 dated May 5, 1999***.

The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL 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

WARRANTY DEED—TRUSTS TO BOB AND LINDA (WEST 5 ACRES)

1

H:\Docs\17000-17499\17303\After Death Administration - Loretta\Warranty Deed Trusts to Bob and Linda-W 5 acres-Klamath Co.doc: 01/08/09 (AKL:bar)

© 2009 SGLaw. All Rights Reserved.

WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

WITNESS Grantor's hand this 11<sup>th</sup> day of February, 2009.

*Robert A. Keith*

Robert A. Keith, Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007.

WITNESS Grantor's hand this 11<sup>th</sup> day of February, 2009

*Linda G. Keith*

Linda G. Keith Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007.

State of Oregon )  
 ) ss.  
County of Marion )

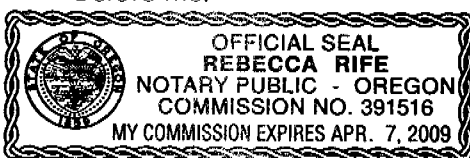
On this 11<sup>th</sup> day of February, 2009, personally appeared the above named Robert A. Keith Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007, and acknowledged the foregoing instrument to be his voluntary act and deed.



*Robert A. Keith*  
Notary Public for Oregon  
My Commission Expires: 4/7/09

State of Oregon )  
 ) ss.  
County of Marion )

On this 11<sup>th</sup> day of February, 2009, personally appeared the above named Linda G. Keith Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007, and acknowledged the foregoing instrument to be her voluntary act and deed.



*Rebecca Rife*  
Notary Public for Oregon  
My Commission Expires: 4/7/09