

2009-003623

Klamath County, Oregon



00062419200900036230020029

03/16/2009 09:39:57 AM

Fee: \$26.00

After recording and  
send tax statements to:

Gary N. Welburn and Lois  
K. Welburn, Co-Trustees  
PO Box 595  
Talent, OR 97540

### **CORRECTION STATUTORY WARRANTY DEED**

(This Deed is being recorded to correct an error contained in the legal description in the original Statutory Warranty Deed recorded February 23, 2009 as Document No. 2009-002664 in the Deed Records of Klamath County, Oregon)

GARY WELBURN hereinafter called Grantor, conveys and warrants to Gary N. Welburn and Lois K. Welburn, Co-Trustees of the GARY and LOIS WELBURN FAMILY TRUST, UDOT February 19, 2009, hereinafter called Grantee, all of his interest in that certain real property situated in Klamath County, Oregon, consisting of 10.10 acres, and legally described as follows, to-wit:

West ½ of NW ¼ of NE ¼ of Section 5, Township 36, Range 11 EWM. Also East ½ of NE ¼ of NW ¼ of NE ¼ of Section 5, Township 36, Range 11, EWM of Klamath County, Oregon, being approximately 10 acres.

Tax Acct No. 3611-005A0-00200-000 Key No. 343391

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantee, its heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those of record, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

There is no monetary consideration for this transfer. The transfer is made for estate planning purposes.

**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 AND 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**

DATED this 11 day of March, 2009.

~~Gary Welburn~~

Personally appeared before me this 11<sup>th</sup> day of March, 2009, the above-named, GARY WELBURN, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:



Notary Public for Oregon

My commission expires: 3-21-11