

2009-004808

Klamath County, Oregon



00063797200900048080020025

04/07/2009 10:51:52 AM

Fee: \$26.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

James and Constance Dernbach
17514 Ponderosa Lane
Klamath Falls, Oregon 97601

WARRANTY DEED

James C. Dernbach and Constance I. Dernbach, husband and wife, as tenants by the entirety, Grantors, convey and warrant to James C. Dernbach and Constance I. Dernbach, Trustees of the Dernbach Family Trust uad April 1, 2009, Grantee, the following described real property free of encumbrances except as specifically set forth below.

There is no true and actual consideration for this conveyance, it is done for the purposes of estate planning.

Lots 12 and 13, Block 23, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights-of-way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO conditions, restrictions as shown on the recorded plat of Fourth Addition to Klamath River Acres.

ALSO SUBJECT TO rules and regulations of Fire Patrol District.

ALSO SUBJECT TO: This property lies within and is subject to levies, liens, and assessments of Klamath River Acres Road District.

ALSO SUBJECT TO easement, including the terms and provisions thereof, granted to the California Oregon Power Company for transmission lines, recorded in Klamath County Deeds at Volume 288, Page 72.

Map: R-3907-026D0-07000-000 Account No. R489322

Map: R-3907-026D0-07100-000 Account No. R489536

Lot 11 in Block 23 Tract No. 1005, Fourth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

TOGETHER WITH an undivided 1/2 interest in the well and pump located on Lot 1 Block 15 of First Addition to Klamath River Acres, also together with an easement for the purposes of access to said well.


This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

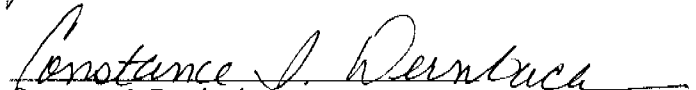
Map: R-3907-026D0-07200-000 Account No. R489527

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 1st day of April, 2009.

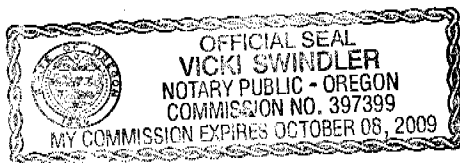
GRANTORS



James C. Dernbach


Constance I. Dernbach

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named James C. Dernbach and Constance I. Dernbach on the 1st day of April, 2009, and acknowledged the foregoing instrument to be their voluntary act. Before me:




Notary Public for Oregon
My Commission Expires: 10-8-09