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NO PART OF ANY STEVENS-NESS FORM MAY BE REP.

2009-007100

Klamath County, Oregon



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05/20/2009 12:15:56 PM

Fee: \$26.00

Frank Donald St.Clair
17707 Skeen Ranch Rd.
Sprague River, OR 97639

Grantor's Name and Address

Frank Donald St.Clair
17707 Skeen Ranch Rd
Sprague River, OR 97639

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Frank St.Clair
PO Box 165
Sprague River, OR 97639

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Frank St.Clair
PO Box 165
Sprague River, OR 97639

SPACE RES
FOR
RECORDED

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Frank Donald St.Clair & Caroline S.St.Clair

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Caroline S.St.Clair & Frank Donald St.Clair & Gabriele M.St.Clair husband & wife hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

see exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Frank Donald St.Clair

Caroline S.St.Clair

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 20, 2009 by Frank Donald St.Clair & Caroline S. St.Clair

This instrument was acknowledged before me on _____ by _____ as _____ of _____



Tonetta C Kenyon
Notary Public for Oregon
My commission expires NOV. 17, 2009

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

That portion of the E1/2 E1/2 SW1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly and Westerly of the Sprague River.

PARCEL II:

The Westerly 205 feet of the SE1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian.