

2009-007853

Klamath County, Oregon



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06/08/2009 08:46:41 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:

Katherine M. Short
9324 St. Andrews Circle
Klamath Falls, OR 97603

WARRANTY DEED

Katherine M. Short, Grantor, conveys and warrants to Katherine M. Short, Trustee of the Katherine M. Short Trust uad June 2, 2009, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Unit A of Building No. 3, STAGE II PLAT OF TRACT 1271 - SHIELD CREST CONDOMINIUMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declaration of Shield Crest Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, and in Easement recorded May 23, 1990, in Volume M90, page 9828, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3910-008B0-80011-000 Key No. 875898

There is no true and actual consideration for this conveyance; it is done 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 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 2nd day of June, 2009.

GRANTOR

Katherine M. Short
Katherine M. Short

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Katherine M. Short on the 2nd day of June, 2009, and acknowledged the foregoing instrument to be her voluntary act. Before me:



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