

2009-009330

Klamath County, Oregon



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07/07/2009 03:42:40 PM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
905 Main Street, Ste 200  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Lois Alice Casson  
6095 Wocus Road  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Lois Alice Casson, Trustee of the  
Lois Alice Casson Living Trust, U.A.D. July 6, 2009  
6095 Wocus Road  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Lois A. Casson  
6095 Wocus Road  
Klamath Falls, OR 97601

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That LOIS ALICE CASSON**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **LOIS ALICE CASSON, TRUSTEE OF THE LOIS ALICE CASSON LIVING TRUST, U.A.D. JULY 6, 2009**, hereinafter called the 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 the County of Klamath, State of Oregon, described as follows, to-wit:

BEGINNING at a point on the Southerly line of the sixty foot right of way of the County Road, which points is 251.62 feet South of the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7, Tp. 38 South of Range 9 E.W.M., and running thence: N. 71 deg. 33' W. 10 feet; thence N. 70 deg. 45' W. 138.25 feet; thence N. 62 deg. 45' W. 100 feet; thence N. 33 deg. 15' W. 121.4 feet to the intersection of said Southerly right of way line with the Easterly right of way line of the Dalles-California Highway; thence S. 6 deg. 02' W. 266.02 feet; thence East 324.35 feet; thence N. along the center section line 68.5 feet to the point of beginning, containine one acre, more or less.

SUBJECT TO: 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.

**TO HAVE AND TO HOLD THE SAME** unto the 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 those of record and those apparent on the land, 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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of June, 2009.

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 TRANSFERR4ED IS A LAWFULLY ESTABLISHED LOT AND PARCEL, AS DEFINED IN ORS 92.010 TO 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, 195.3012 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Lois Alice Casson

Lois Alice Casson

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 6 day of July, 2009,  
by Lois Alice Casson.



Kay Heath  
NOTARY PUBLIC FOR OREGON

My Commission expires: 10-27-10