

WT 85417-KR



THIS SPACE

2009-009615

Klamath County, Oregon



07/15/2009 11:23:21 AM

Fee: \$21.00

After recording return to:

Jakob F. Freid

8821 SW 53rd Avenue

Portland, OR 97219

Until a change is requested all tax statements shall be sent to the following address:

Jakob F. Freid

8821 SW 53rd Avenue

Portland, OR 97219

Escrow No. MT85417-KR

Title No. 0085417

SWD

### STATUTORY WARRANTY DEED

**Daniel R. Turner and Alida J. Turner, Trustees or their successors in trust under The Turner Family Trust dated August 13, 2008, and any amendments thereto, Grantor(s) hereby convey and warrant to Jakob F. Freid and Traci J. W. Freid, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:**

Parcel 3 of Land Partition 20-96 being Lots 5 and 6 in Block 3 of "BEVERLY HEIGHTS" situated in the NW1/4 NE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2009-2010 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$385,000.00**.

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 8<sup>th</sup> day of July, 2009.

The Turner Family Trust dated August 13, 2008

BY: [Signature] TRUSTEE  
Daniel R. Turner, Trustee

BY: [Signature] Trustee  
Alida J. Turner, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 8, 2009 by Daniel R. Turner and Alida J. Turner, Trustees of The Turner Family Trust dated August 13, 2008, and any amendments thereto.



[Signature]  
(Notary Public for Oregon)

My commission expires 11/16/2011

21amt