

2009-010846

Klamath County, Oregon



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08/12/2009 03:31:25 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:

Beverly Ann McKaig
4722 Alpine Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Beverly Ann McKaig, Trustee
Beverly Ann McKaig Living Trust, U.A.D. August 12, 2009
4722 Alpine Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Beverly Ann McKaig, Trustee
4722 Alpine Drive
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BEVERLY ANN MC KAIG, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **BEVERLY ANN McKAIG, TRUSTEE OF THE BEVERLY ANN McKAIG LIVING TRUST, U.A.D. AUGUST 12, 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:

Lot 18 in Block 4 of TRACT NO. 1087, FIRST ADDITION TO BANYON PARK,
according to the official plat thereof on file in the office of the County clerk of Klamath
County, Oregon.

Property ID No.: R571599
Map Tax Lot No.: 3909-014BA-05200-000

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 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 this 12 day of August, 2009.

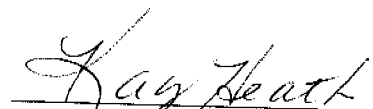
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 TRANSFERRED 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.


Beverly Ann Mc Kaig

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 12 day of August, 2009, by Beverly Ann Mc Kaig.




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-10