2009-011052 Klamath County, Oregon



08/18/2009 10:09:23 AM

Fee: \$26.00

CLAIMING SUCCESSOR'S DEED ORS 114.545(3)

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:
Idaho Trust Bank, Successor Trustee of the Tosh and Linco Sedohara Trust, dated September 17, 1996

888 W. Broad Street
Boise, Idaho 83702

After recording, this Deed shall be delivered to: Todd J. Winegar Trout Jones Gledhill Fuhrman, PA 225 N. 9th Street, Ste. 820 Boise, Idaho 83702

The true consideration for this transfer is other property or value given.

Idaho Trust Bank, Successor Trustee of the Tosh and Linco Sedohara Trust dated September 17, 1996, Claiming Successor of Linco Sedohara, deceased, Grantor, conveys to Idaho Trust Bank, Successor Trustee of the Tosh and Linco Sedohara Trust dated September 17, 1996, Grantee, under the provisions of ORS 114.545(3), the following described real property located in Klamath County, Oregon:

Lot 19 in Block 13, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

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	July 28	2009.
		Idaho Trust Bank, Successor Trustee of
		the Tosh and Linco Sedohara Trust,
		dated September 17, 1996
		By: Camlla Strickler
		Camilla Strickfer, Private Banker
	,	
STATE OF IDAHO)) ss.	
County of Ada) T	
On this <u>H</u>		, 2009, before me lan lamond,
		or identified to me to be the person whose name is vledged to me that she executed the same on behalf of
		osh and Linco Sedohar Trust dated September 17,
1996.	\sim	
		ınto set my hand and affixed my official seal the day
and year in this certifi	icate first above written.	
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NOTARY PUBLIC F		RAYMONA
Residing at Boise,	H)	TARL TARL
My Commission Exp	ires <u>[-[5 [5</u>	HOLVAL
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		Washington Co.