

UTC 85805-KR

THIS SPACE R

2009-011194

Klamath County, Oregon



08/20/2009 11:25:59 AM

Fee: \$21.00

After recording return to:

Monte Hastings

PO Box 616

Keno, OR 97627

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

Monte Hastings

PO Box 616

Keno, OR 97627

Escrow No. MT85805-KR

Title No. 0085805

SWD

STATUTORY WARRANTY DEED

Gloria J. Steiner, Trustee of the Gloria J. Steiner Trust U.T.A.D. October 11, 2007, Grantor(s) hereby convey and warrant to Monte Hastings and ^{Diana} Diana M. Hastings, 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:

That portion of the West 330 feet of Government Lot 4, Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon lying Southerly of the Klamath Falls Ashland Highway recorded in Volume 63 on page 486, Deed Records of Klamath County, Oregon. Saving and Excepting any portion lying within the Chase Mountain Road.

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 **\$44,900.00.**

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 17 day of August, 2009.

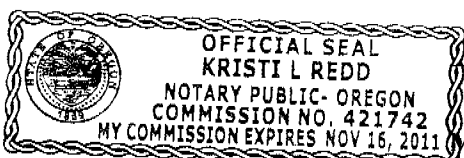
Gloria J. Steiner, Trustee of the Gloria J. Steiner Trust U.T.A.D. October 11, 2007

BY: Gloria J. Steiner, Trustee
Gloria J. Steiner, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 17, 2009 by Gloria J. Steiner, Trustee of the Gloria J. Steiner Trust U.T.A.D. October 11, 2007.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

24amt