

This document prepared by *ServiceLink*  
ServiceLink  
4000 Industrial Blvd.  
Aliquippa, PA 15001

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

141981 EMERALD MEADOWS  
WAY  
CRESCENT LAKE, OR 97425

Order No: 1894029

2009-011912  
Klamath County, Oregon



00072214200900119120040046

09/04/2009 03:07:34 PM

Fee: \$36.00

For Recorder's Use Only

15r 1383408

### WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, *SP* ~~SHEILA T. PRESTON~~, TRUSTEE OF THE SHEILA T. PRESTON REVOCABLE TRUST DATED MAY 29, 2008, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto, hereinafter "Grantee" *SP* ~~SHEILA T. PRESTON~~, AN UNMARRIED WOMAN, the following lands and property, together with all improvements located thereon, lying in the County of KLAMATH, State of Oregon, to-wit:

#### LEGAL DESCRIPTION:

See Exhibit A attached hereto and made a part hereof

Prior instrument reference: Document No . , of the Recorder of KLAMATH County, Oregon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year shall be [ ] prorated between Grantors and Grantee as of the date selected by Grantors and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantors.

The property herein conveyed [X] is not a part of the homestead of Grantors, or [ ] is part of the homestead of Grantors.

WITNESS Grantor(s) hand(s) this the 28<sup>th</sup> day of July, 2009.

*Sheila T Presto*  
SHEILA T PRESTO

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date) by \_\_\_\_\_ (name(s) of person(s))

*See attached CA Acknowledgment.*

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Alameda

On July 28<sup>th</sup>, 2009 before me, Heather A. McGonigle, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Shaila T. Presto  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Heather A. McGonigle

Signature of Notary Public

Place Notary Seal and/or Stamp Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 07/29/2009 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_

☒ Individual ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

LOT 10 IN DIAMOND PEAKS, TRACT NO. 1355, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.