

2009-012403

Klamath County, Oregon



00072806200900124030010018

After recording return to:

THIS SPACE RE

Name Terry Goldman  
Address 1020 Hanks Street  
City/State/Code Klamath Falls, Oregon 97601

09/18/2009 12:10:54 PM

Fee: \$21.00

Until a change is requested all  
Tax statements shall be sent to  
The following address:

Name Terry Goldman  
Address 1020 Hanks Street  
City/State/Code Klamath Falls, Oregon 97601

Escrow No. \_\_\_\_\_  
Title No. \_\_\_\_\_

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

That I(we), Abby Foundation, Fortress Management, Inc. Trustee, A. Michaels, Vice President an Intervivos Trust, Dated November 30, 2002 Grantor(s), hereby grant , bargain, sell, warrant and convey to: Terry Goldman Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

### LEGAL DESCRIPTION

The Easterly one-third of Lot 8, Block 5, **FIRST ADDITION TO KENO WHISPERING PINES**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" rebar marking the Southeast corner of Lot 8, Block 5; thence West 215.31 feet, along the Northerly right of way line of Pioneer Drive, to a 1/2" rebar, thence North 00 (degrees) 02'24" East 315.00 feet to a 1/2" rebar; thence East 215.09 feet to a 1/2" rebar on the Westerly line of Grenada Way (now known as Kann Springs Rd); thence South 315.00 feet, along said right of way line, to the point of beginning.

SUBJECT TO: all those items of record and those apparent upon the land, if any as of the date of this deed and those shown below, if any:

And the grantor will warrant and forever defend the said 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 of this conveyance is

**\$65,000.00**

THIS INSTRUMENT WILL NOT ALLOW US 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.

And I (we) do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of Record, or as above set forth, if any.

Dated this 15<sup>th</sup> day of September, 2009

By: [Signature] Grantor  
Abby Foundation, Fortress Management, Inc. Trustee  
By: A. Michaels, Vice President

### ACKNOWLEDGEMENT

State of Washington }  
  }ss  
County of Clark }

On this 15<sup>th</sup> day of September, 2009 before me, the undersigned Notary Public, personally appeared A. Michaels known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be his/her free act and will.

S.D. Hampton  
Notary Public

My Commission Expires: Aug 29 2012

