

2009-013641

Klamath County, Oregon



00074284200900136410030033

10/20/2009 11:45:02 AM

Fee: \$47.00



After recording return to:
Roxanne Brodie
102 Lincoln Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Roxanne Brodie
102 Lincoln Street
Klamath Falls, OR 97601

File No.: 7021-1479581 (ALF)
Date: October 12, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Grant Thacker and Carole Thacker as Trustees of Grant and Carole U.S. Trust, Grantor, conveys and warrants to **Roxanne Brodie**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

747-

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 19 day of October, 2009.

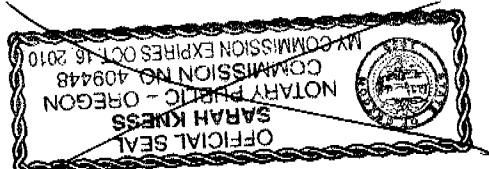
Grant Thacker and Carole Thacker, Trustees
of the Grant and Carole US Trust

[Signature]
Grant Thacker, Trustee

[Signature]
Carole Thacker, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 19 day of October, 2009
by as of Grant Thacker and Carole Thacker, Trustees of the Grant and Carole US Trust, on behalf of the .



Notary Public for Oregon

My commission expires: 10/16/2010



APN: **R474980**

Statutory Warranty Deed
- continued

File No.: **7021-1479581 (ALF)**
Date: **10/12/2009**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 6 IN BLOCK 15 OF EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH ½ OF VACATED FIRST STREET BY ORDINANCE NO. 6408, WHICH
RECORDED DECEMBER 28, 1982 IN VOLUME M82 PAGE 18495, RECORDS OF KLAMATH
COUNTY, OREGON.**