

2009-015708

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
905 Main Street, Ste 200
Klamath Falls OR 97601



00076704200900157080020028

12/14/2009 03:36:07 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Douglas S. Bragg and Edith F. Bragg, H&W
P. O. Box 306
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:

Douglas Stockton Bragg and
Edith Frances Bragg, Trustees of the
Douglas Stockton Bragg and
Edith Francis Bragg 2009 Trust,
U.A.D. December 11, 2009

SEND TAX STATEMENTS TO:

Douglas S. and Edith Bragg
P. O. Box 306
Merrill, OR 97633

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS S. BRAGG and EDITH F. BRAGG, HUSBAND AND WIFE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **DOUGLAS STOCKTON BRAGG AND EDITH FRANCES BRAGG, TRUSTEES OF THE DOUGLAS STOCKTON BRAGG AND EDITH FRANCES BRAGG 2009 TRUST, U.A.D. DECEMBER 11, 2009**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 5 and 6, Block 5, and vacated 30 feet Pasadina Avenue, West Lake Park Addition to Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

Property ID No.: R630589
Map Tax Lot No.: R3809-031DD-00800-000

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$0.00; to convey title only.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of December, 2009.

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 TRANSFERR4ED IS A LAWFULLY ESTABLISHED LOT AND PARCEL, AS DEFINED IN ORS 92.010 TO 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, 195.3012 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Douglas S. Bragg
Douglas S. Bragg
Edith F. Bragg
Edith F. Bragg

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11 day of December, 2009, by Douglas S. Bragg and Edith F. Bragg.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-10

