

2009-016163

Klamath County, Oregon



00077245200900161630020029

12/29/2009 08:58:12 AM

Fee: \$42.00

**STATUTORY WARRANTY DEED**

**Filed for record at request of:**

Douglas H. Todd Grantor

Douglas H. Todd, Trustee  
Douglas H. Todd Trust Grantee

**After recording return to:**

Heather A. Kmetz, Attorney at Law  
Sussman Shank LLP  
1000 SW Broadway, Ste. 1400  
Portland, OR 97205

**Send all tax statements is to:**

Douglas H. Todd, Trustee  
Douglas H. Todd Trust u/a/d 12/14/2009  
11447 Hill Road  
Klamath Falls, OR 97603

**STATUTORY WARRANTY DEED**

DOUGLAS H. TODD, Grantor, conveys and warrants to DOUGLAS H. TODD, Trustee, DOUGLAS H. TODD TRUST, u/a dated December 14, 2009, Grantee, the real property situated at 11447 Hill Road in the County of Klamath, State of Oregon, and more particularly described as follows:

LOT 9 IN BLOCK 1 OF TRACT 1109, KNOWN AS CHALET VISTA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

("Property")

The Property is free of all encumbrances except covenants, conditions, restrictions, and easements of record, if any, and those apparent on the land.

The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised. This Property is being transferred for estate planning purposes.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

**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.

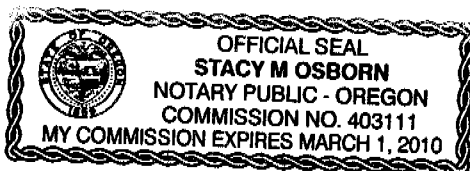
DATED this 14<sup>th</sup> day of December, 2009.

GRANTOR:

DOUGLAS H. TODD  
DOUGLAS H. TODD, M.D.

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

This instrument was acknowledged before me on December 14, 2009 by DOUGLAS H. TODD.



Stacy M Osborn  
Notary Public for Oregon  
My Commission Expires: March 1, 2010

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