

2010-004393

Klamath County, Oregon

## Grantor's Name and Address

JOCELYN BEAUDIN  
3733 BISBEE STREET  
KLAMATH FALLS, OREGON 97603

## Grantee's Name and Address

JOCELYN BEAUDIN SHELLITO, TRUSTEE  
JOCELYN BEAUDIN FAMILY TRUST  
DATED APRIL 28, 2003

3733 BISBEE STREET  
KLAMATH FALLS, OREGON 97603

## After recording, return to:

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

JOCELYN SHELLITO  
3733 BISBEE STREET  
KLAMATH FALLS, OREGON 97603



00082548201000043930020027

04/12/2010 09:21:54 AM

Fee: \$42.00

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that JOCELYN BEAUDIN, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOCELYN BEAUDIN SHELLITO, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE JOCELYN BEAUDIN FAMILY TRUST DATED APRIL 28, 2003, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto 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 Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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 shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto 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: NONE, 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. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 25<sup>th</sup> day of March, 2010 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Jocelyn Beaudin  
JOCELYN BEAUDIN

State of Oregon )

: ss.

County of Klamath )

Before me this 25<sup>th</sup> day of March, 2010, personally appeared JOCELYN BEAUDIN, and acknowledged the foregoing instrument to be her voluntary act and deed.

Stacy L Allen  
Notary Public of Oregon

My Commission expires: 8-18-10

EXHIBIT "A"

Lot 8 in Block 8 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom the following:

Beginning at the Southeast corner of said Lot 8; thence West along the Southerly line of Lot 8 a distance of 197 feet to a point; thence Northerly parallel to the East line of said Lot 8 and distance of 197 feet therefrom to a point which is 15 feet South of the North line of said Lot 8; thence West parallel to the North line of said Lot to a point on the West line thereof which is 15 feet South of the Northwest corner of said Lot; thence North to the Northwest corner of said Lot; thence East along the North line of said lot to the Northeast corner thereof; thence South along the East line of said Lot to the point of beginning.

AND EXCEPTING THEREFROM that portion thereof lying within Bisbee Street.

Tax Account No: 3909-010ac-01400-000 Key No: 541587

**TOGETHER WITH** a 1997 Skyline manufactured home, plate #X247291