

2010-006901

Klamath County, Oregon



00085414201000069010020029

06/07/2010 02:34:23 PM

Fee: \$42.00



THIS SPACE

After recording return to:
Timothy Ward
4412 Summers Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Timothy Ward
4412 Summers Lane
Klamath Falls, OR 97601

File No.: 7021-1577812 (SFK)
Date: May 28, 2010

1st 1577812

STATUTORY WARRANTY DEED

Jeff Gion and Virginia L Gion, Co-Trustees of the Robert and Virginia Family Bypass Trust **uta**
December 21, 2000, Grantor, conveys and warrants to **Timothy Ward**, Grantee, the following
described real property free of liens and encumbrances, except as specifically set forth herein:

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

**THE NORTH 50 FEET OF LOT 1, BURNSDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

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.

The true consideration for this conveyance is **\$30,000.00**. (Here comply with requirements of ORS 93.030)

F

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, AND SECTIONS 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 4 day of June, 2010.

Jeff Gion and Virginia Gion Co-Trustees of the Robert and Virginia Family Bypass Trust utu December 21, 2000.

Jeff Gion
Jeff Gion, Co-Trustee

Virginia Gion
Virginia Gion, Co-Trustee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 4 day of June, 2010
by **Jeff Gion and Virginia Gion, Co-Trustees.**



Sarah Kness
Notary Public for Oregon
My commission expires: 10/16/2010