

2010-008054

Klamath County, Oregon



00086789201000080540020020

07/02/2010 11:33:37 AM

Fee: \$42.00

After recording, mail to:

Joyce C. Sellars
1777 Kimberly Drive
Klamath Falls, Oregon 97603

Send tax statements to:

Joyce C. Sellars
1777 Kimberly Drive
Klamath Falls, Oregon 97603

WARRANTY DEED

Joyce C. Sellars, Trustee of the Joyce C. Sellars Trust, dated August 23, 2006, Grantor, conveys and warrants to Joyce C. Sellars, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 5 in Block 13 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

more commonly known as 1777 Kimberly Drive, Klamath Falls, Oregon.

There is no consideration for this conveyance. It is done for purposes of estate planning.

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

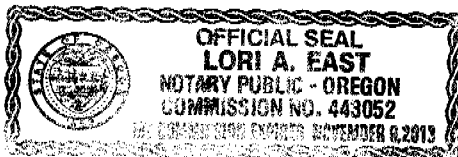
Dated this 2 day of July, 2010.

GRANTOR

Joyce C. Sellars
Joyce C. Sellars, Trustee of the
Joyce C. Sellars Trust

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Joyce C. Sellars on the 2nd day of July, 2010, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Lori East
Notary Public for Oregon
My Commission Expires: 11-6-2013