

NJC 87931



2010-009345

Klamath County, Oregon



00088362201000093450020022

08/06/2010 03:16:35 PM

Fee: \$42.00

TITLE NO. 0087931
ESCROW NO. EU10-1410
TAX ACCT. NO. R145319
MAP/TAX LOT NO. 2407-007A0-02900-000

WARRANTY DEED -- STATUTORY FORM

JOHN L. STEINMETZ AND NADINE E. STEINMETZ, TRUSTEES, UNDER THE STEINMETZ LIVING TRUST DATED AUGUST 17, 1995 AND ARLENE D. KIELTY, TRUSTEE OF THE ARLENE D. KIELTY LIVING TRUST DATED DECEMBER 1, 2004, Grantor,

conveys and warrants to

MICHAEL W. MONROE and LANITA K. MONROE, as tenants by the entirety, and MYRL G. MOORE, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 15 in Block 3 of Tract No. 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

Except the following encumbrances:

2010/11 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE.
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$90,000.00 .

Dated this 27th day of July, 2010.

THE STEINMETZ LIVING TRUST, DATED AUGUST 17, 1995

BY: John L. Steinmetz
JOHN L. STEINMETZ, TRUSTEE

BY: Nadine E. Steinmetz
NADINE E. STEINMETZ, TRUSTEE

THE ARLENE D. KIELTY LIVING TRUST, DATED DECEMBER 1, 2004

BY: SIGNED IN COUNTERPART
ARLENE D. KIELTY, TRUSTEE

State of Oregon
County of LANE

This instrument was acknowledged before me on July 27, 2010 by JOHN L. STEINMETZ AND NADINE E. STEINMETZ, TRUSTEES OF THE THE STEINMETZ LIVING TRUST and ARLENE D. KIELTY, TRUSTEE OF THE ARLENE D. KIELTY LIVING TRUST.

[Signature]
(Notary Public for Oregon)
My commission expires 9-16-13



THE STEINMETZ LIVING TRUST,
25269 JAEG ROAD
JUNCTION CITY, OR 97448
GRANTOR'S NAME AND ADDRESS

MICHAEL W. MONROE
4284 HYACINTH STREET
EUGENE, OR 97404
GRANTEE'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

* After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WRD-TAX

42 Amt



TITLE NO. 0087931
ESCROW NO. EU10-1410
TAX ACCT. NO. R145319
MAP/TAX LOT NO. 2407-007A0-02900-000

WARRANTY DEED -- STATUTORY FORM

JOHN L. STEINMETZ AND NADINE E. STEINMETZ, TRUSTEES UNDER THE STEINMETZ LIVING TRUST DATED AUGUST 17, 1995 AND ARLENE D. KIELTY, TRUSTEE OF THE ARLENE D. KIELTY LIVING TRUST DATED DECEMBER 1, 2004, Grantor,

Conveys and warrants to

MICHAEL W. MONROE AND LANITA K. MONROE, as tenants by the entirety, and MYRL G. MOORE, Grantee,

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Except the following encumbrances:

2010/11 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$90,000.00 .

Dated this 4th day of Aug, 2010.

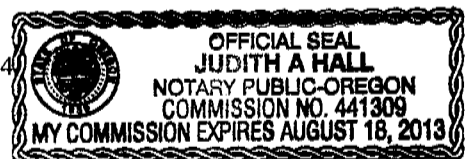
THE STEINMETZ LIVING TRUST, DATED AUGUST 17, 1995

BY: _____
JOHN L. STEINMETZ, TRUSTEE

BY: _____
NADINE E. STEINMETZ, TRUSTEE

THE ARLENE D. KIELTY LIVING TRUST, DATED DECEMBER 1, 2004

BY: Arlene D. Kielty Trustee
ARLENE D. KIELTY, TRUSTEE



State of OREGON
County of LANE

This instrument was acknowledged before me on Aug 4th, 2010 by ARLENE D. KIELTY, TRUSTEE OF THE ARLENE D. KIELTY LIVING TRUST.

Judith A. Hall
(Notary Public for Oregon)
My commission expires Aug 18, 2013

THE STEINMETZ LIVING TRUST
25269 JAEG ROAD
JUNCTION CITY, OR 97448
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE