

WTC 1394-10304

2010-014579

Klamath County, Oregon



00094543201000145790030036

12/28/2010 08:20:11 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

Stoel Rives LLP

Attn: Nancy L. Cowgill

900 SW Fifth Avenue, Suite 2600

Portland, OR 97204

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Nancy J. Wendt

826 Loma Linda

Klamath Falls, OR 97601

Map Tax Lot #R-3809-028BD-02300-000

Property ID #R218259

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Nancy J. Wendt, Roderick C. Wendt, and Mark R. Wendt, Successor Co-Trustees of the Richard Lester Wendt Revocable Trust, dated March 8, 1995, as amended, Grantor, having an undivided 50% interest, convey and warrant to the Nancy J. Wendt Revocable Living Trust, dated March 8, 1995, as amended, Grantee, all of the right, title and interest in the real property located in Klamath County, State of Oregon as described below:

Lot 41 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is free of encumbrances except those items of record, if any, as of the date of this deed.

The consideration for this conveyance includes value or consideration other than money, the receipt and sufficiency of which is hereby acknowledged.

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.

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AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

47AMJ

DATED this 27 day of December, 2010.

GRANTOR:

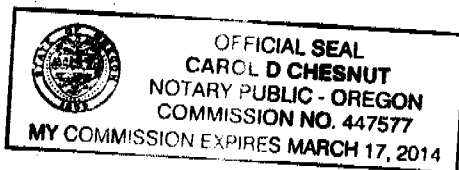
Nancy J. Wendt
Nancy J. Wendt, Successor Co-Trustee of the
Richard Lester Wendt Revocable Living Trust

STATE OF OREGON

ss.

County of Klamath

This instrument was acknowledged before me on this 27th day of December, 2010, by NANCY J. WENDT.



Carol Chesnut
Notary Public for Oregon
My Commission Expires: 3-17-2014

GRANTOR:

Roderick C. Wendt
Roderick C. Wendt, Successor Co-Trustee of the
Richard Lester Wendt Revocable Living Trust

STATE OF OREGON

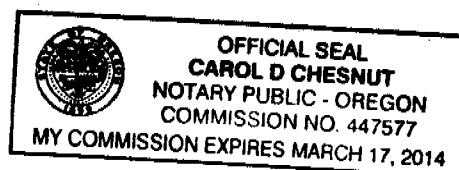
ss.

County of Klamath

This instrument was acknowledged before me on this 27th day of December, 2010, by RODERICK C. WENDT.

Carol Chesnut
Notary Public for Oregon
My Commission Expires: 3-17-2014

70459551.1 0043265-00001



GRANTOR:

Mark R. Wendt

Mark R. Wendt, Successor Co-Trustee of the
Richard Lester Wendt Revocable Living Trust

STATE OF OREGON

ss.

County of Klamath

This instrument was acknowledged before me on this 27th day of December, 2010, by MARK
R. WENDT.

Carol Chesnut

Notary Public for Oregon

My Commission Expires: 3-17-2014

