

WTC 13916-10304

2010-014581

Klamath County, Oregon



00094545201000145810040047

12/28/2010 08:20:35 AM

Fee: \$52.00

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
Situs Address: 826 Loma Linda Drive
Map Tax Lot #R-3809-028BD-01100-00

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 on attached Exhibit A.

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.

70459707.1 0043265-00001

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.

529mt

DATED this 27 day of December, 2010.

GRANTOR:

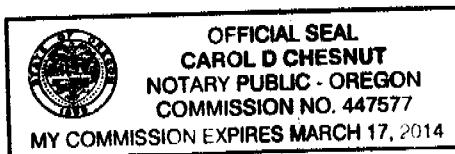
Nancy J. Wendt
Nancy J. Wendt, Successor Co-Trustee of the
Richard Lester Wendt Revocable Living Trust

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

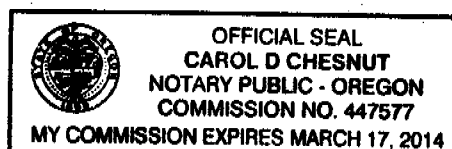
ss.

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

70459707.1 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

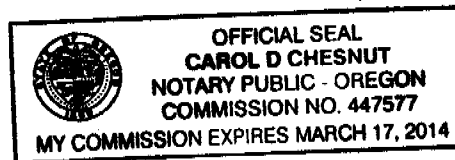


EXHIBIT A

That certain real property located in the County of Klamath, State of Oregon, described as follows:

Lots 24 and 25 of LOMA LINDA HEIGHTS, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon, SUBJECT TO:

(1) Reservations and restriction contained in the dedication of Loma Linda Heights, as follows: "subject to a 20 foot minimum set-back line as shown, said set back line being variable subject to the approval of the City of Klamath Falls Planning Commission, also subject to a six foot easement along the back of each lot for future sanitary sewers and public utilities."

(2) Declaration of Conditions and Restrictions, given by John F. Glubrecht and Leah B. Glubrecht, first parties, to the public, dated August 4, 1955, recorded August 4, 1955, on page 330 of Vol.276 of Deeds.

(3) Amendment to Declaration of Conditions and Restrictions of Loma Linda Heights, dated December 1, 1955, recorded January 5, 1956, in Deed Volume 280, page 263, records of Klamath County, Oregon.

(4) Right of way, including the terms and provisions thereof, given by John F. Glubrecht and Leah B. Glubrecht, husband and wife, to the California Oregon Power Company, a California corporation, dated October 17, 1956, recorded October 23, 1956 in Deed Volume 287, page 400, records of Klamath County, Oregon.

Less:

A strip of land being 10 feet wide. Said strip being that portion of Lot 24 of LOMA LINDA HEIGHTS, according to the duly recorded page thereof on file in the records of Klamath County, Oregon, being southwesterly of a line drawn parallel to and 10 feet to the northeast of the southwesterly boundary line of said Lot 24.