

1st 1663025

2011-000030
Klamath County, Oregon



00094784201100000300030033

01/03/2011 03:28:12 PM

Fee: \$47.00



THIS SPACE

After recording return to:
Scott Engelbrecht
10909 Mesa
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Scott Engelbrecht
10909 Mesa
Klamath Falls, OR 97601

File No.: 7021-1663025 (SFK)
Date: December 21, 2010

STATUTORY WARRANTY DEED

Norman Leroy Vanzandt and Laura Caroline Vanzandt, Co-Trustees, or their successors in trust, under Vanzandt Family Trust dated May 26, 2000, and any amendments thereto, Grantor, conveys and warrants to **Scott Engelbrecht**, 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:

LOT 13, BLOCK 1, TRACT NO. 1033, KENO HILLSIDE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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.

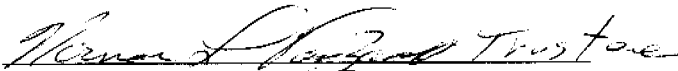
The true consideration for this conveyance is **\$175,000.00**. (Here comply with requirements of ORS 93.030)

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 23 day of December, 2010

Norman Leroy Vanzandt and Laura Caroline
Vanzandt, Co-Trustees, or their successors
in trust, under Vanzandt Family Trust dated
May 26, 2000, and any amendments thereto.


Norman Leroy Vanzandt, Trustee


Laura Caroline Vanzandt, Trustee

APN: R501987

Statutory Warranty Deed
- continued

File No.: 7021-1663025 (SFK)
Date: 12/21/2010

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of December, 2010
by as of Norman Leroy Vanzandt and Laura Caroline Vanzandt, Co-Trustees, or their successors in trust,
under Vanzandt Family Trust dated May 26, 2000, and any amendments thereto, on behalf of the .

Sarah F. Kness



Notary Public for Oregon
My commission expires: 10/16/2014