

UTC 89552-DS



THIS SPACE

2011-001668  
Klamath County, Oregon



02/14/2011 03:22:30 PM

Fee: \$42.00

After recording return to:

TRAVA D. SANDERS

1605 N. Eldorado Ave.

Klamath Falls, OR 97601

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

TRAVA D. SANDERS

1605 N. Eldorado Ave.

Klamath Falls, OR 97601

Escrow No. MT89552-DS

Title No. 0089552

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**CHARMION JEAN GOLDEN-BUDLONG, TRUSTEE OF LOUISE PEARL BIEHN TRUST,**  
Grantor(s) hereby convey and warrant to **TRAVA D. SANDERS**, Grantee(s) the following described real  
property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically  
set forth herein:

The Southwesterly 100 feet of Lot 9 in Block 5 of HILLSIDE ADDITION to the City of Klamath Falls, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

The true and actual consideration for this conveyance is **\$97,500.00**.

42pxmt

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 10<sup>th</sup> day of February 2011.

LOUISE PEARL BIEHN TRUST

BY: Charmion Jean Golden-Budlong, Trustee  
CHARMION JEAN GOLDEN-BUDLONG, TRUSTEE

State of Oregon

County of Multnomah

This instrument was acknowledged before me on February 10<sup>th</sup> 2011 by CHARMION JEAN GOLDEN-BUDLONG, TRUSTEE OF THE LOUISE PEARL BIEHN TRUST

Cynthia Roles  
(Notary Public for Oregon)

My commission expires April 28, 2012

