

2011-003139

Klamath County, Oregon



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03/03/2011 01:17:20 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Judy Anne Coffman and Patricia Jo Behnke
Co-Trustees of the Robert H. Anderson
and Beth Anderson, Living Trust 1995
1824 Ginger Lane
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS:

Judy Anne Coffman and Patricia Jo Behnke
1824 Ginger Lane
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

GRANTEES
1824 Ginger Lane
Klamath Falls, OR 97601

WARRANTY DEED - STATUTORY FORM

JUDY ANNE COFFMAN and PATRICIA JO BEHNKE, SUCCESSOR TRUSTEES of the ROBERT H. ANDERSON and BETH ANDERSON, LIVING TRUST 1995, Grantors, convey and warrant to **JUDY ANNE COFFMAN and PATRICIA JO BEHNKE**, each as to an undivided 1/2 interest as tenants in common, **GRANTEES**, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein.

Lot 316 in Block 111 of MILLS 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

Map No: 3809-033AC-01500-000, Acct No. R480063

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

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above described Trust pursuant to the terms and provisions thereof.

"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 Warranty Deed

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 3rd day of March, 2011.

ROBERT H. ANDERSON and BETH
ANDERSON, LIVING TRUST 1995

By [Signature]
JUDY ANNE COFFMAN, Co-Trustee

By [Signature]
PATRICIA JO BEHNKE, Co-Trustee

STATE OF OREGON, County of Klamath) ss:

Personally Appeared JUDY ANNE COFFMAN before me on the 3rd
day of March, 2011, and acknowledged the foregoing
instrument to be her voluntary act and deed as Successor Co-
Trustee of the Trust.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3/16/2011

STATE OF OREGON, County of Klamath) ss:

Personally Appeared PATRICIA JO BEHNKE before me on the 2nd
day of February, 2011, and acknowledged the foregoing
instrument to be her voluntary act and deed as Successor Co-
Trustee of the Trust.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 07/12/2012