

WTC 89955

2011-004012

Klamath County, Oregon



Evergreen
Land Title Company



00099495201100040120010012

03/25/2011 03:19:22 PM

Fee: \$37.00

After recording return to: (Name, Address, Zip)

Evergreen Land Title Company
1651 Centennial Boulevard
Springfield, OR 97477

Until requested otherwise, send all tax statements to:

DEAN DOWNING

26030 Fleck Rd P.O. Box 260
Veneta, OR 97487 Brookings, OR 97415

ORDER NO. 11-4158

TAX ACCOUNT NO. 862686, 862695

MAP NO. 2508-00500-00501-000/2508-00500-00502-000

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

MONICA TALLERDAY, TRUSTEE OF THE THOMAS TALLERDAY FAMILY TRUST uad DECEMBER 10, 2008, Grantor, conveys and warrants to DEAN DOWNING, PAMELA DOWNING, CHAD SMITH, and JENNIFER AUTREY, not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

PARCEL 1: The S1/2 S1/2 NW1/4 SW1/4 NE1/4 of Section 5, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: The N1/2 S1/2 NW1/4 SW1/4 NE1/4 of Section 5, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

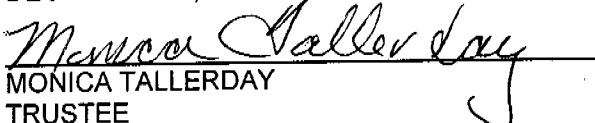
Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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 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.

The true and actual consideration for this conveyance is \$40,000.00. (Here, comply with the requirements of ORS 93.030.)

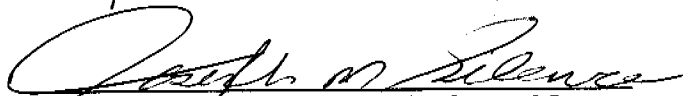
Dated this March ³22, 2011

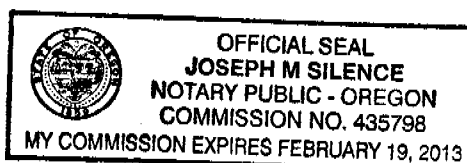
THOMAS TALLERDAY FAMILY TRUST UAD
DECEMBER 10, 2008


MONICA TALLERDAY
TRUSTEE

State of Oregon
County of Lane

The foregoing instrument was acknowledged before me this ³22nd day of March, 2011, by THOMAS TALLERDAY FAMILY TRUST uad DECEMBER 10, 2008. By Monica Tallerday, As Trustee


Notary Public in and for the State of Oregon
My commission expires: 2-19-13



37Am