

NOTE 90481-MS

THIS SPACE

2011-007077

Klamath County, Oregon



00103141201100070770020027

06/09/2011 03:24:33 PM

Fee: \$42.00

After recording return to:

Gregory A. Thede

2216 Kimberly Drive

Klamath Falls, OR 97603

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

Gregory A. Thede

9119 St. Andrews Circle

Klamath Falls, OR 97603

Escrow No. MT90481-MS

Title No. 0090481

SWD1 90481-MS

STATUTORY WARRANTY DEED

Catherine Brent, Trustee of the Catherine Brent Living Trust dated May 17, 1986,

Grantor(s), hereby convey and warrant to

Gregory A. Thede and Patricia Janet Thede, as tenants by the entirety,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$150,000.00**.

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:

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.

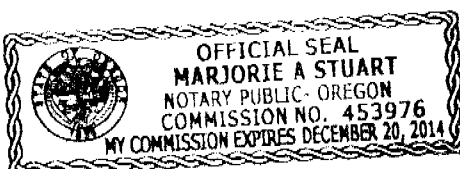
Dated this 8th day of June, 2011

Trustee of the Catherine Brent Living Trust dated May 17, 1986

BY: Catherine Brent Trustee
Catherine Brent, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/8, 2011 by Catherine Brent, Trustee of the Catherine Brent Living Trust dated May 17, 1986.



(Notary Public for Oregon)

My commission expires

12/20/14

4/27/11

EXHIBIT "A"
LEGAL DESCRIPTION

Unit A, Building 9, SHIELD CREST CONDOMINIUMS, situate in Lot 11, Block 4 of Tract 1257, Re-subdivision of a portion of FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Microfilm Records of Klamath County, Oregon.