

1st 1748005

2011-010367

Klamath County, Oregon



00107328201100103670020023



After recording return to:  
Grant and Carole US Trust

Until a change is requested all tax statements  
shall be sent to the following address:  
Grant and Carole US Trust

File No.: 7021-1748005 (ALF)  
Date: August 15, 2011

THIS SPACE R

09/14/2011 02:39:39 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Keith Barr**, Grantor, conveys and warrants to **Grant Thacker and Carole Thacker Trustees of the Grant and Carole US Trust**, 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:

**Lots 11 and 12, Block 9, Klamath Lake Addition to the City of Klamath Falls, in the County of Klamath, State of 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.
2. Taxes for the fiscal year 2011-2012 a lien due but not yet payable.

The true consideration for this conveyance is **\$24,500.00**. (Here comply with requirements of ORS 93.030)

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 30 day of August, 2011.

  
Keith Barr

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 30 day of August, 2011,  
by **Keith Barr**.

  
Notary Public for Oregon

My commission expires: Nov - 2011

GLENN LLOYD  
BARRISTER & SOLICITOR  
3 - 1330 DOGWOOD STREET  
CAMPBELL RIVER BC V9W 3A6

