

2011-012242

Klamath County, Oregon

STATUTORY WARRANTY DEED

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Evelyn Downer
PO Box 721051
Pinon Hills, CA 92372



00109530201100122420010019

11/01/2011 09:30:37 AM

Fee: \$37.00

AFTER RECORDING RETURN TO:

Law Office of Sara K. Yen, P.C.
5895 Jean Road, Suite 110
Lake Oswego, OR 97035

Evelyn Downer, also known as Evelyn Kibler, "Grantor," conveys and warrants to Evelyn R. Downer, Trustee of the Evelyn R. Downer Family Trust dated August 5, 2011, and any amendments thereto, "Grantee," the following described real property free of encumbrances except as specifically set forth herein:

Lots (8), (9) & (10) in Block (7), Tract 1076, Third Addition to Antelope Meadows, Klamath County, Oregon.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under any policy of title insurance issued to grantee at the time grantor acquired such property. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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. 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.

DATED: this 27 day of SEPT., 20 11.

Evelyn R. Downer
Evelyn R. Downer

STATE OF CALIFORNIA

County of San Bernardino) ss.

On Sept 27, 2011 before me, L. Alayna Uriarte personally appeared Evelyn R. Downer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

L. Alayna Uriarte
NOTARY PUBLIC FOR CALIFORNIA

