

WTC 91229-LW

2012-002611

Klamath County, Oregon



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Fee: \$42.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT91229-LW
Title Order No. 0091229

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **ANDREW C. BRANDSNESS**
BRANDSNESS, BRANDSNESS & RUDD,
P.C.

Address: **411 PINE STREET**

City, ST Zip: **KLAMATH FALLS, OR 97601**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): WARRANTY DEED

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: **CLIFF J. GREENHAW, 507 N. COLLEGE, GRANGEVILLE, ID 83530**

Seller Name & Address: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **AMOS RAYMOND DEROSIER, 3939 S. 6TH ST. 284, KLAMATH FALLS, OR 97603**

Buyer Name & Address: **GAYLA D. DEROSIER, 3939 SOUTH 6TH ST. #284, KLAMATH FALLS, OR 97603**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **AMOS RAYMOND DEROSIER**

Address: **3939 S. 6TH ST. 284**

City, ST Zip: **KLAMATH FALLS, OR 97603**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$SETTLEMENT OF LITIGATION

425net

RETURN TO: Andrew C. Brandsness Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Amos Raymond DeRosier and Gayla D. DeRosier 3939 South 6 th St., No. 284 Klamath Falls, OR 97603
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- WARRANTY DEED -

Cliff J. Greenhaw, Grantor, conveys and warrants to Amos Raymond DeRosier and Gayla D. DeRosier, husband and wife, Grantees, all of his right, title and interest in the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 8, Block 1, Resubdivision of 2B & 3 HOMEDALE, LESS AND EXCEPTING THEREFROM the Southwesterly 5.0 feet for widening of Leland Drive, in the County of Klamath, State of Oregon.

SUBJECT TO AND EXCEPTING:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceeding by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land
5. Taxes for the fiscal year 2011-2012, a lien not yet due and payable (prorated at closing).
6. The premises herein described are within and subject to the statutory powers, including the power of assessment of North Shasta Lighting District.
7. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.
8. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

This deed is partial consideration for an agreement between the grantors and the grantees settling various litigation in Oregon and California. The execution, transfer and acceptance of the deed shall not extinguish the various obligations of the parties as stated in the Agreement, and shall not be deemed a merger of that Agreement into this deed. This deed is intended to transfer any right, title and interest the Grantor may have in the above-described real property, including any future right, title or interest acquired through the estates of Delno Dempsey Greenhaw and Arline Ladell Greenhaw.

The true and actual consideration for this transfer is settlement of litigation.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 8th day of March, 2012.

CA Shasta
STATE OF CALIFORNIA, County of Shasta ss.

Personally appeared before me this 8th day of March, 2012, the above-named Cliff J. Greenhaw and acknowledged the foregoing instrument to be his voluntary act.

Cliff J. Greenhaw
Cliff J. Greenhaw

Shirley A. Ellis
Notary Public for CA
My Commission expires: 6-21-2012

