

AFTER RECORDING, RETURN TO:

David M. Roth  
Heltzel, Upjohn, Williams,  
Yandell, Roth, Smith & Petersen, P.C.  
PO Box 1048  
Salem, OR 97308-1048

2012-003416

Klamath County, Oregon



00116124201200034160020023

04/03/2012 08:34:24 AM

Fee: \$42.00

Consideration: \$0

Send Tax Statements To: No Change

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**DEED**

GORDON D. SAWSER and JUDITH E. SAWSER, 4744 Lisa St. NE, Salem, OR 97305, as Trustees of THE SAWSER FAMILY TRUST, under Agreement dated September 8, 2006, as Grantors,

convey to

GORDON D. SAWSER and JUDITH E. SAWSER, 4744 Lisa St. NE, Salem, OR 97305, tenants by the entirety, as Grantees,

the following described real property located in Klamath County, Oregon:

Lot 1021, Tract No. 1423, RUNNING Y RESORT, PHASE 12,  
according to the official plat thereof  
on file in the office of the Clerk of Klamath County, Oregon.

Grantors covenant that they are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have the right to convey the property, that the property is free from encumbrances except those which are a matter of public record as of the date of this deed, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

**WARNING. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is estate planning.

Duly executed Feb. 29, 2012.

Gordon D. Sawser

Gordon D. Sawser,  
Trustee of The Sawser Family Trust

Judith E. Sawser

Judith E. Sawser,  
Trustee of The Sawser Family Trust

GRANTORS

Marion County, Oregon - ss:

On this 29<sup>th</sup> day of February, 2012 personally appeared Gordon D. Sawser and Judith E. Sawser, as Trustees of The Sawser Family Trust, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Linda Glassco  
Notary Public for Oregon

My Commission Expires: 7/10/2012