

1st 1840822-SK

2012-003563

Klamath County, Oregon



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Alexander Poplawski
11009 River Street
Keno, OR 97627

Grantor Address:
Anderson Revocable Living Trust
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1840822 (SFK)
Date: February 22, 2012

THIS SPACE R



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04/05/2012 02:15:21 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Betty C Anderson, Trustee of the Betty C. Anderson Revocable Living Trust dated August 21, 1995, Grantor, conveys and warrants to **Alexander Poplawski**, 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:

All that portion of the SW 1/4 SW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Northeasterly line of River Street in the Town of Doten (Keno) at a point thereon distant 2.08 chains from the intersection of the said line of River Street and the Northwestern line of Brighton Avenue; thence Northwesternly along said line of River Street, 4.24 chains, more or less, to the point described in deed to R. A. Broyles recorded in Book 53 at Page 373, deed records of Klamath County, Oregon, described as North 33° East 50 feet from the Northwest corner of Lot 1, Block 3, in the Town of Doten; thence North 33° East, 5.2 chains more or less to the meander line of the Klamath River; thence South 39° East along said meander line to a point North 33° East of the point of beginning; thence South 33° West to the point of beginning.

EXCEPT THEREFROM the Southeasterly 50 feet as described in deed recorded June 30, 1939 in Book 123 at Page 123, deed records of Klamath County, Oregon.

TOGETHER WITH: 1993 Fleetwood Manufactured Home; Serial Number WAFLN31ABC10822BA which is currently located on the subject property.

Consideration \$200,000.00

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APN: **R500924**

Statutory Warranty Deed
- continued

File No.: **7021-1840822 (SFK)**

Subject property has a situs address of 11009 River Street, Keno, OR 97627

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.

The true consideration for this conveyance is **\$200,000.00**. (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, 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.

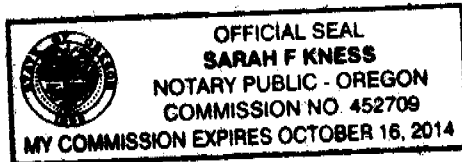
Dated this 16 day of March, 2012.

Betty C Anderson, Trustee of the Betty C.
Anderson Revocable Living Trust dated
August 21, 1995

Betty C Anderson, Trustee
Betty C Anderson, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of March, 2012
by as of Betty C Anderson, Trustee of the Betty C. Anderson Revocable Living Trust dated August 21,
1995, on behalf of the .



Sarah F. Kness
Notary Public for Oregon

My commission expires: 10/16/2014