

WTC 93131

Western Title & Escrow

Order Number: 56453

2012-003883

Klamath County, Oregon



00116652201200038830010017

04/13/2012 11:02:25 AM

Fee: \$37.00

Grantor
The Henry and Anita Alvis Family Trust dated May 13, 2005 Attn: Henry C. Alvis Anita S. Alvis 704 Woodland Acres Lane Eugene, OR 97402
Grantee
Roger C. Rosenau Sarah L. Rosenau 3132 Mount Kuebler Drive South Salem, OR 97302
Until a change is requested, all tax statements shall be sent to the following address:
Roger C. Rosenau Sarah L. Rosenau 3132 Mount Kuebler Drive South Salem, OR 97302

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

RR
SLR
Henry C. Alvis and Anita S. Alvis, Trustees of The Henry and Anita Alvis Family Trust dated May 13, 2005 Grantors convey and warrant to Roger C. Rosenau and Sarah L. Rosenau, as tenants by the entirety, Grantees

the following described real property free of encumbrances except as specifically set forth herein:

Lot 54 of TRACT 1318-GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 2409-019DD-01600-000

Map/Tax Lot No(s): 2409-019DD-01600-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$120,000.00. (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.

Executed this 11 day of April, 2012

The Henry and Anita Alvis Family Trust dated May 13, 2005

By: Henry C. Alvis
Its Trustee

By: Anita S. Alvis
Its Trustee

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on this 11 day of April, 2012 by Henry C. Alvis, as Trustee and Anita S. Alvis, as Trustee of The Henry and Anita Alvis Family Trust dated May 13, 2005

Notary Public for Oregon

My commission expires: 8-18-15



37Aves