

2012-005280

Klamath County, Oregon



00118303201200052800020020

05/16/2012 03:49:33 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

Gloria Adair Kanna
Individually and as Trustee
of the Gloria Adair Kanna Trust
3021 LaVerne Avenue
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS

Ronald Kanna Trustee
of the Misty Lou Irrevocable
Trust uad the 19th day of March, 2012
2589 Wentworth
San Bruno, CA 94066

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, ATTORNEY
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEE

WARRANTY DEED - STATUTORY FORM

GLORIA ADAIR KANNA, Individually and as Trustee of the Gloria Adair Kanna Trust, Grantor, conveys and warrants to RON KANNA Trustee of the MISTY LOU IRREVOCABLE TRUST uad the 19th day of March, 2012, Grantee, all of that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Real Property civilly described as 3021 LaVerne Avenue, Klamath Falls, OR, and legally described as follows, to-wit:

Lots 12 and 13, Block 3 ALTAMONT ACRES THIRD ADDITION according to the official plat thereof on file with the Clerk of Klamath County, Oregon

Acct# 3809-010BD-03300-000 KEY# R543077

The true and actual consideration for this conveyance stated in terms of dollars is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

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

Gloria Adair Kanna

Gloria Adair Kanna, Grantor
Individually and as Trustee
of the Gloria Adair Kanna Trust

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on 3rd day of May, 2012 by Gloria Adair Kanna, Grantor Individually and as Trustee of the Gloria Adair Kanna Trust.

Margaret John
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9-12-14

