

2012-006632

Klamath County, Oregon



00119927201200066320020025

06/19/2012 10:06:53 AM

Fee: \$42.00

Grantor's Name and Address:

John and Karren A. Lisenby  
39505 Luckiamute Rd.  
Philomath, Oregon 97370

Grantee's Name and Address:

John and Karren Lisenby, TTEEs  
39505 Luckiamute Rd.  
Philomath, Oregon 97370

AFTER RECORDING, RETURN TO:

Evashevski, Elliott, Cihak & Hediger, P.C.  
Attn: Joel Howe  
P O Box 781  
Corvallis, OR 97339

UNTIL A CHANGE IS REQUESTED,

ALL TAX STATEMENTS

SHOULD BE SENT TO:

John and Karren Lisenby, TTEEs  
39505 Luckiamute Rd.  
Philomath, Oregon 97370

**STATUTORY WARRANTY DEED**

JOHN W. LISENBY and KARREN A. LISENBY, Husband and Wife, GRANTOR(S), conveys and warrants to JOHN W. LISENBY and KARREN A. LISENBY, Trustees of the LISENBY FAMILY TRUST dated June 14, 2012, or their successor(s) in trust, GRANTEE(S), the following-described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 47, Block 1 of Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot: R-2310-036B0-02900-000 Property ID Number: R138924

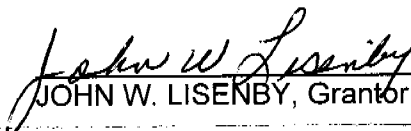
Subject to: See Exhibit A, attached hereto and by this reference incorporated herein.

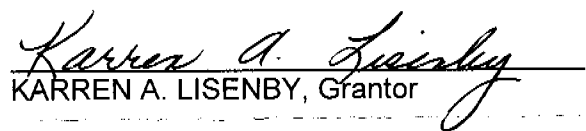
Further subject to: All other current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions, and restrictions as may appear of record.

The true consideration for this conveyance is \$0.

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. 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.

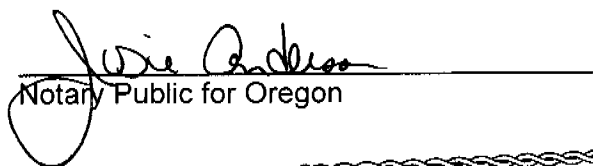
DATED this 14<sup>th</sup> day of June, 2012.

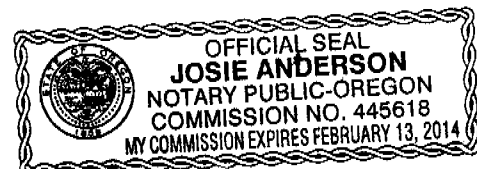
  
JOHN W. LISENBY, Grantor

  
KARREN A. LISENBY, Grantor

STATE OF OREGON                    )  
  ) ss.  
County of Benton                    )

Personally appeared before me this 14<sup>th</sup> day of June, 2012, the above-named JOHN W. LISENBY and KARREN A. LISENBY, and acknowledged the foregoing instrument to be their voluntary act and deed.

  
Notary Public for Oregon



## EXHIBIT A

1. Grant of Right of Way, subject to the terms and provisions thereof;  
Dated: September 13, 1951  
Recorded: October 9, 1951  
Volume: 250, page 282 Deed Records of Klamath County, Oregon  
In favor of: United State of America  
For: Electric power transmission lines and appurtenances
2. Restrictions are contained in plat dedication, to wit:  
  
"Subject to: A 25 foot building setback line along the front of all lots and 20 foot building setback line along side street lines; a 16 foot public utility easement centered on the back lot line to provide ingress and egress for construction and maintenance to said utilities, and planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protection covenants."
3. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded September 18, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
5. Easement and release, subject to the terms and provisions thereof, granted to the United States of America for electric transmission line recorded June 30, 1972 in volume M72, page 7124 Microfilm Records of Klamath County, Oregon.