

2012-008625

Klamath County, Oregon



00122318201200086250020028

08/07/2012 10:35:11 AM

Fee: \$42.00

**After Recording, Return To:**

Brian M. Thompson  
The Law Office of Brian M. Thompson  
44 Club Road, Suite 210  
Eugene, Oregon 97401

**Grantor Address, Grantee Address, and**

**Send All Tax Statements To:**

Charles and Janice Messenger, Trustee  
85660 Svarverud Road  
Eugene, OR 97405

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**SPECIAL WARRANTY DEED**

Charles and Janice Messenger, Husband and Wife, ("Grantor"), convey and specially warrants to Charles and Janice Messenger, Trustees of the Messenger Family Joint Trust, trustee of the Messenger Family Joint Trust, ("Grantee") that certain real property located in the County of Klamath, State of Oregon, more particularly described as:

**LOT 9 IN BLOCK 1 OF CRESCENT MEADOWS, ACCORDING TO THE  
OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.**

Free of all liens and encumbrances, except as set of record.

The true consideration for this conveyance is: Estate Planning.

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

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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.

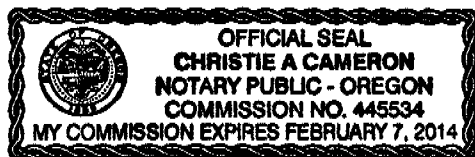
Dated this 25<sup>th</sup> day of July, 2012.

Charles F. Messenger  
Charles F. Messenger

Janice D. Messenger  
Janice D. Messenger

STATE OF OREGON            )  
  ) ss.  
County of Lane            )

Personally appeared the above named Charles F. Messenger and Janice D. Messenger, Husband and Wife and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 25 day of July, 2012.



Christie A Cameron  
Notary Public for Oregon  
My commission expires: 2/7/14