

2012-009315

Klamath County, Oregon



00123167201200093150020025

08/23/2012 10:58:45 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

VALERIE J. THOMAS
11007 Mesa Court
Klamath Falls, OR. 97601

GRANTEE NAME AND ADDRESS:

VALERIE THOMAS
TRUSTEE OF THE VALERIE THOMAS
2012 LIVING TRUST
11007 Mesa Court
Klamath Falls, OR. 97601

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

WARRANTY DEED - STATUTORY FORM

VALERIE J. THOMAS, Grantor, conveys and warrants to VALERIE THOMAS Trustee of the VALERIE THOMAS 2012 LIVING TRUST, Grantee that certain real property in the County of Klamath, State of Oregon, civilly described as:

1. 9110 Camp Day Place, Klamath Falls, Oregon, and legally described as follows, to-wit:

LOT 6, IN BLOCK 11, FIRST ADDITION TO KLAMATH RIVER ACRES according to the Official Plat thereof in the office of the County Clerk of Klamath County, Oregon.

and,

2. 11007 Mesa Court, Klamath Falls, Oregon, and legally described as follows, to-wit:

LOT 12, IN BLOCK 1, OF TRACT 1033, KENO HILLSIDE ACRES, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

All those items of record, if any, as of the date of this Deed.

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

Warranty Deed

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"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."

DATED this 23 day of August, 2012.

Valerie J. Thomas
Valerie J. Thomas

STATE OF OREGON, County of Klamath) ss:

Personally appeared Valerie J. Thomas before me on the 23 day of August, 2012, and acknowledged the foregoing instrument to be her voluntary act and deed.



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-14