

NOT 914784-MS

THIS SP.

2012-009571

Klamath County, Oregon



00123490201200095710030038

08/29/2012 03:02:15 PM

Fee: \$47.00

After recording return to:

Sandra Lee Blackard

P.O. Box 475

Keno, OR 97627

Until a change is requested all tax statements shall be sent to the following address:

Sandra Lee Blackard

P.O. Box 475

Keno, OR 97627

Escrow No. MT94784-MS

Title No. 0094784

SWD r.020212

STATUTORY WARRANTY DEED

Randal L. Cederlind and Sheryl D. Cederlind, Trustees of the Cederlind Trust dated May 27, 1997,

Grantor(s), hereby convey and warrant to

Sandra Lee Blackard,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

See Exhibit "A"

The true and actual consideration for this conveyance is **\$400,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2012-2013 Real Property Taxes a lien not yet due and payable.

477mt

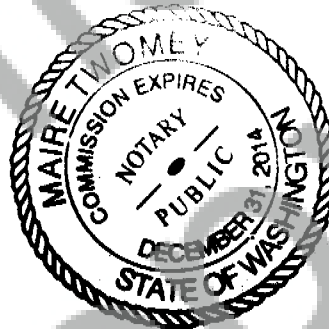
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Dated this 28 day of AUGUST, 2012

Randal L. Cederlind and Sheryl D. Cederlind, Trustees of
the Cederlind Trust dated May 27, 1997

BY: Randal L. Cederlind TRUSTEE
Randal L. Cederlind, Trustee

BY: Sheryl D. Cederlind Trustee
Sheryl D. Cederlind, Trustee



State of Washington

County of Kittitas

On this day personally appeared before me Randal L. Cederlind and Sheryl D. Cederlind, Trustees of the Cederlind Trust dated May 27, 1997 to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 28 day of August, 2012.

Maire Twomey
Printed Name: Maire Twomey
Notary Public in and for the State of
Washington residing at Chelan
My appointment expires 12/31/14

LEGAL DESCRIPTION

"EXHIBIT A"

Lots 3 and 6 in Block 6 of Tract 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy
