

1st  
1840822-SA



After recording return to:  
Alexander Poplawski  
11009 River Street  
Keno, OR 97627

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Alexander Poplawski  
11009 River Street  
Keno, OR 97627

File No.: 7021-1840822 (SFA)  
Date: November 02, 2012

THIS SPACE RESERVED FOR RECORD

2012-013013

Klamath County, Oregon

11/26/2012 12:46:08 PM

Fee: \$47.00

### STATUTORY WARRANTY DEED

**Betty C Anderson, Trustee of the Betty C. Anderson Revocable Living Trust dated August 21, 1995**, Grantor, conveys and warrants to **Alexander Poplawski**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$200,000.00**. (Here comply with requirements of ORS 93.030)

F.  
47.00

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.

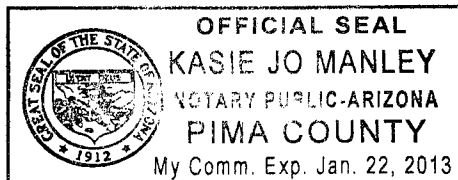
Dated this 23 day of NOV, 2012.

Betty C Anderson, Trustee of the Betty C.  
Anderson Revocable Living Trust dated  
August 21, 1995

Betty C Anderson  
Betty C Anderson, Trustee

STATE OF ~~Oregon~~ Arizona )  
 )ss.  
County of ~~Klamath~~ Pima )

This instrument was acknowledged before me on this 23 day of NOVEMBER, 2012  
by Betty C. Anderson, Trustee as of Betty C Anderson, Trustee of the Betty C. Anderson Revocable Living  
Trust dated August 21, 1995



Kasie Jo Manley  
Notary Public for ~~Oregon~~ Arizona  
My commission expires:

Jan 22 2013

APN: R500924

Statutory Warranty Deed  
- continued

File No.: 7021-1840822 (SFA)

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The Northerly 1/2 of that portion of River Street vacated by Order 94-068 and Recorded in M93-32510, dated December 7, 1993.**