

2012-014363

Klamath County, Oregon



00129136201200143630030030

12/27/2012 10:22:43 AM

Fee: \$47.00

*Return & tax statements:  
David W. Karsemeyer  
1214 West Ave J-11  
Lancaster, Ca. 93534*

Reserved for Deed Records Use

### WARRANTY DEED

By this instrument, David W. Karsemeyer, not married of 1214 West Avenue J-11, Lancaster, CA 93534, (the "Grantor"), conveys and warrants to David W. Karsemeyer as trustee of The Karsemeyer Trust, dated November 28, 2012, (collectively the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 35, Block 13, FIRST ADDITION TO  
KLAMATH FOREST ESTATES, in the County of  
Klamath, State of Oregon.

Except for the following encumbrances:

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Klamath Forest Estates.
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including terms thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates-Sprague River Livestock District. ("No Person shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described and covenant(s) that grantor is the owner of the above described property free of

all encumbrances except as set forth hereinabove and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

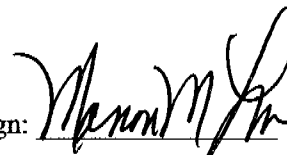
The true consideration for this conveyance is \$0.00, the receipt and sufficiency of which is hereby acknowledged.

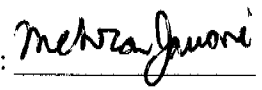
Dated this 13th day of December, 2012.

**GRANTOR**

  
David W. Karsemeyer

Signed, Sealed and Delivered  
In the Presence of:

Sign:   
Name: Manon M. Lucas

Sign:   
Name: Mehran Javani

## Grantor Acknowledgment

State of California )  
County of LOS ANGELES )

On the 13 day of DECEMBER, 2012, before me, Manon M Lucas, personally appeared David W. Karsemeyer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Manon M Lucas  
Notary Public  
Manon M. Lucas  
(print name)

After recording return to:  
David W. Karsemeyer  
1214 West Avenue J-11, Lancaster, CA 93534