

2013-001631

Klamath County, Oregon



00131286201300016310020021

02/12/2013 10:47:07 AM

Fee: \$42.00

FILED AT THE REQUEST OF:
RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL TAX STATEMENT TO:
NORTHWEST DREAM HOME TRUST
4515 NORTH LEXINGTON STREET
TACOMA, WASHINGTON 98407

This space reserved for Recorder's use

WARRANTY DEED

Julie A. Merriam, Grantor, conveys and warrants to **Northwest Dream Home Trust** dated **October 29, 2012**, **Julie A. Merriam**, her successor or successors as **Trustee**, whose address is 4515 North Lexington Street, Tacoma, Washington 98407, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

LOT 16, BLOCK 10, TRACT 1152, NORTH HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to and excepting: Covenants, conditions, restrictions and easements of record.

The true consideration for this conveyance is \$0.00 (zero dollars)

Commonly known as: 425 Havencrest Court, Klamath Falls, Oregon 97603

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this
30th day of January, 2013.

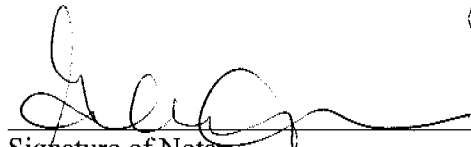

Julie A. Merriam

Acknowledgment

State of Washington)
) ss.
County of Pierce)

I hereby certify that I know or have satisfactory evidence that Julie A. Merriam is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the grantor of the property to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 30 day of January, 2013


Signature of Notary

Notary Public in and for the State of Washington
My Commission Expires: 07/23/2014

Notary Public
State of Washington
Gabrielle M Dieffenbach
Commission Expires 07/23/2014