

1st
2071788

2013-006402

Klamath County, Oregon

06/07/2013 10:04:11 AM

Fee: \$42.00



After recording return to:
Ronald A. Fosdick, Sr. and Darlene M. Fosdick
689 Childs Ave
Crescent City, CA 95531

Until a change is requested all tax statements shall be sent to the following address:
Ronald A. Fosdick, Sr. and Darlene M. Fosdick
689 Childs Ave
Crescent City, CA 95531

File No.: 7164-2071788 (RLH)
Date: April 11, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Don Kennedy and Brenda Kennedy, Trustees, or their Successors in Trust, under the Kennedy Family Trust, dated December 20, 2007, and any amendments thereto, Grantor, conveys and warrants to Ronald A. Fosdick, Sr. and Darlene M. Fosdick, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 39, OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$68,000.00**. (Here comply with requirements of ORS 93.030)

F.
42.00

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 4 day of June, 2013.

Don Kennedy and Brenda Kennedy,
Trustees or their Successors in Trust, under
the Kennedy Family Trust

Don Kennedy
Don Kennedy, Trustee

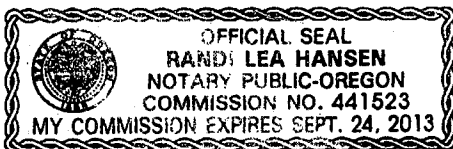
Brenda Kennedy
Brenda Kennedy, Trustee

STATE OF Oregon)

)ss.

County of Jackson)

This instrument was acknowledged before me on this 4 day of June, 2013
by **Don Kennedy and Brenda Kennedy, Trustees of the Kennedy Family Trust.**



Randi Lea Hansen
Notary Public for Oregon

My commission expires: 9.24.13