

2013-008274

Klamath County, Oregon



00139549201300082740020029

**After Recording Return To:**

Francis Hansen & Martin LLP  
1148 NW Hill Street  
Bend, OR 97701

07/22/2013 12:18:55 PM

Fee: \$42.00

Until a change is requested, all  
tax statements shall be sent to:

Linda Casey, Trustee of the  
Linda Casey 2008 Revocable Living Trust  
304 Whitethorn Drive  
Modesto, CA 95354

**WARRANTY DEED**

**PARTIES:**

**GRANTOR:** Linda L. Casey, successor trustee of the  
DONALD T. BOWDEN REVOCABLE LIVING TRUST

**GRANTEE:** Linda Casey, trustee of the LINDA CASEY 2008 REVOCABLE TRUST

Linda L. Casey, successor trustee of the DONALD T. BOWDEN REVOCABLE LIVING TRUST,  
Grantor, conveys and warrants to Linda Casey, trustee of the LINDA CASEY 2008 REVOCABLE TRUST,  
Grantee, the following described real property located in Klamath County, Oregon:

**Lot 5, Block 13 of SUN FOREST ESTATES, Tract 1060, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**SUBJECT TO:** All exceptions to coverage contained in Grantor's policy or policies of title  
insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies  
of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of  
record and which an accurate survey or inquiry of parties in possession of the property would  
disclose.

Consideration given for this conveyance is to change vesting.

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 15<sup>th</sup> day of July, 2013.

GRANTOR:

DONALD T. BOWDEN REVOCABLE LIVING TRUST

By: [Signature]  
Linda L. Casey, Successor Trustee

STATE OF CALIFORNIA)

) ss.

County of STANISLAUS

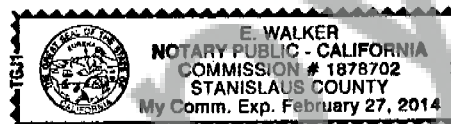
On 7/15, 2013, before me, E. WALKER, the undersigned, a notary public for the state, personally appeared **LINDA L. CASEY** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by 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.

Signature E. Walker

(Seal)



**Francis Hansen & Martin LLP**  
1148 NW Hill Street • Bend, Oregon 97701-1914  
(541) 389-5010