

2013-008884

Klamath County, Oregon

## WARRANTY DEED



00140318201300088840010015

08/05/2013 01:51:47 PM

Fee: \$37.00

Peggy Lou Van Pelt,  
Grantor

Peggy Lou Van Pelt, Trustee  
2611 California Ave.  
Klamath Falls, OR 97601  
Grantee

After recording return to: Grantee

Until a change is requested, all tax  
statements shall be sent to the  
following address: Same

KNOW ALL MEN BY THESE PRESENTS, that Peggy Lou Van Pelt, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Peggy Lou Van Pelt, Trustee of the PEGGY LOU VAN PELT LIVING TRUST, dated August 5, 2013, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto this grantee, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or appertaining commonly known as 2611 California Ave., Klamath Falls, Oregon, and described as follows:

Lot 4 in Block 17, TRACT NO. 1176 RESUBDIVISION OF BLOCK 17 in BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot No.: R3809-019DC-02400-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the unlawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true consideration for this conveyance is OTHER THAN MONEY.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

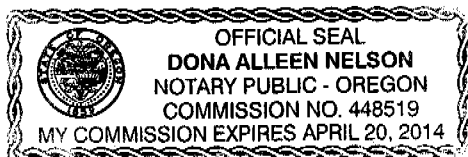
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

In Witness Whereof, the grantor has executed this instrument this 5<sup>th</sup> day of August, 2013; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*Peggy Lou Van Pelt*  
Peggy Lou Van Pelt

STATE OF OREGON, County of Klamath ) ss.

Personally appeared this 5 day of August, 2013, the above named Peggy Lou Van Pelt and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

*Dona Alleen Nelson*  
Notary Public for Oregon  
My commission expires: 4-20-2014

Returned to Grantor