



00142944201300109790030031

09/27/2013 10:32:41 AM

Fee: \$47.00

**MAIL TAX STATEMENTS TO:**

Trustee of the Gaub Living Trust  
PO Box 2814  
La Pine, OR 97739

**AFTER RECORDING RETURN TO:**

Jeffrey G. Moore, Attorney  
Saalfeld Griggs PC  
PO Box 470  
Salem, OR 97308

**WARRANTY DEED**

*Jimmy J. Gaub and Janese M. Gaub*, husband and wife, Grantors, convey to *Jimmy J. Gaub and Janese M. Gaub, Trustees of the Gaub Living Trust dated September 20*, 2013, and any amendments thereto, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

See Exhibit "A" attached hereto and made a part hereof by this reference.

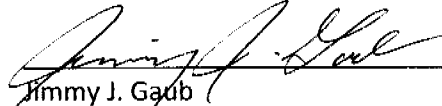
Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.


This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is ZERO.

The following is the notice as required by Oregon law: "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."

WITNESS Grantors' hand this 20 day of September, 2013.

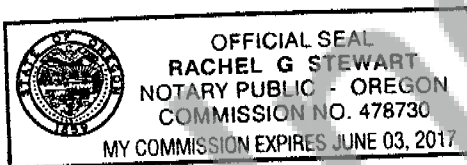
  
Jimmy J. Gaub

  
Janese M. Gaub

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF MARION             )

On this 20 day of September, 2013 personally appeared the above named **Jimmy J. Gaub** and **Janese M. Gaub** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:





Notary Public for Oregon

My Commission Expires: 6-3-17

## EXHIBIT "A"

Lot 5 in Block 5 of Tract No. 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2310 036C0 06600

### SUBJECT TO:

1. An easement created by instrument dated September 13, 1951 and recorded October 9, 1951 in Volume 250, Page 282, Deed Records of Klamath County, Oregon.
2. An easement created by instrument dated June 12, 1972 and recorded June 30, 1972 in Volume M72, Page 7124, Microfilm Records of Klamath County, Oregon.
3. Restrictions as contained in plat dedication to wit: "Subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side streets lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission Lines, as shown on the annexed map is subject to all restrictions and right as recorded in Deed Volume 250, Page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."
4. Articles of Association, imposed by instrument, recorded September 19, 1972 in Volume M72, Page 10581, Microfilm Records of Klamath County, Oregon.
5. Covenants, conditions and restrictions, imposed by instrument, recorded September 19, 1972 in Volume M72, Page 10585, Microfilm Records of Klamath County, Oregon.
6. A Public Easement created by instrument dated March 9, 1973 and recorded September 10, 1973, Volume M73, Page 12179, Microfilm Records of Klamath County, Oregon.