

2013-010981

Klamath County, Oregon



00142946201300109810020028

09/27/2013 10:35:11 AM

Fee: \$42.00

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:

Lots 35 and 36, Block One of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Restrictions and reservations in the Dedication and on the Plat of Sun Forest Estates, Tract 1060.
2. Articles of Association of Sun Forest Estate Property Owners, including the terms and provisions thereof, dated September 7, 1972, recorded September 10, 1972, in Volume M-72 on Page 10581, Deed Records of Klamath County, Oregon.
3. Building and Use Restrictions for Sun Forest Estates, dated May 8, 1972, recorded September 10, 1972, in Volume M-72 on Page 10585, Deed Records of Klamath County, Oregon.

Tax Account No: R139175
Tax Account No: R139166

Map No: 2310-36B-1700
Map No: 2310-36B-1800

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,

