

2013-010983

Klamath County, Oregon



00142948201300109830020022

09/27/2013 10:40:11 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

Jim 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:

Lot 39, Block 1, Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Restrictions shown on the recorded plat and contained in the dedication of Tract 1060, Sun Forest Estates.
2. Regulations and Assessments of Sun Forest Estates Property Owners Association, as set forth in Declaration
Recorded: September 10, 1972 in Volume M72, Page 10581, Deed records of Klamath County, Oregon
3. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
Executed by: Sun Forest Estates
Recorded: September 10, 1972 in Volume M72, Page 10585, Deed records of Klamath County, Oregon

Tax Account No: R138844

Map No: 2310-036B0-02100

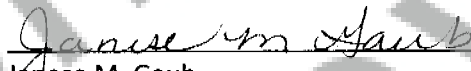
Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend 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.


Jim J. Gaub



Janese M. Gaub

STATE OF OREGON)
) ss.
COUNTY OF MARION)

On this 20 day of September, 2013 personally appeared the above named **Jim 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