2014-000564 Klamath County, Oregon

00147574201400005640020024

01/22/2014 11:18:45 AM

Fee: \$47.00

After recording, please return this deed to, and (until a change is requested) send tax statements to:

John C. Fairman, Trustee 9227 St. Andrews Circle Klamath Falls, OR 97603

The identities of the Grantor(s) and Grantee(s) are:

Grantors:

John C. Fairman and E. Carol Fairman 9227 St. Andrews Circle Klamath Falls, OR 97603 Grantees:

Fairman Family Trust 9227 St. Andrews Circle Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

JOHN C. FAIRMAN and E. CAROL FAIRMAN, husband and wife, *Grantors*, hereby convey and warrant to John C. Fairman (and his successors) as Trustee of the FAIRMAN FAMILY TRUST U.T.A.D. JANUARY 17, 2014, *Grantee*, the real property described on Exhibit "A" attached hereto, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises.

The true consideration for this conveyance is \$0.00.

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 will 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 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 _____ day of January, 2014.

GRANTORS:

JOHN C. FAIRMAN and E. CAROL FAIRMAN

John C. Fairman

F Carol Fairman

STATE OF OREGON

) ss.

County of Jackson

The foregoing instrument was acknowledged before me this 17th day of January, 2014, by John C. Fairman and E. Carol Fairman, *Grantors*.

OFFICIAL SEAL
NATALIE L HARRINGTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 456680
MY COMMISSION EXPIRES MARCH 09, 2015

WITNESS my hand and official seal.

Notary Public

My commission expires

3-9-2015

EXHIBIT "A" TO STATUTORY WARRANTY DEED

[Fairman – 9227 St. Andrews Circle]

Unit No. B of Building No. 11, Stage IV Plat of Tract 1271-Shield Crest Condominiums, Building No. 5, Lot 11, Block 4 of 1257, a re-subdivision of a portion of the First Addition to Shield Crest, as shown on the plat thereof filed on December 31, 1996, in the records of plats of the Clerk of Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declaration of Shield Crest Condominiums, recorded April 23, 1991 and Supplemented by Supplemental Declaration, and recorded January 9, 1997, in M97 on Page 600, Deed records of Klamath County, Oregon.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded May 23, 1990, in Volume M90 page 9828, Deed records of Klamath County, Oregon.