



2014-001756
Klamath County, Oregon
02/28/2014 03:36:49 PM
Fee: \$47.00

After recording return to:

THE FRANK AND SUSAN ANDERSON
2006 TRUST, DATED JULY 18, 2006

825 Old Midland Rd

Klamath Falls, OR 97603

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

THE FRANK AND SUSAN ANDERSON
2006 TRUST, DATED JULY 18, 2006

825 Old Midland Rd

Klamath Falls, OR 97603

Escrow No. MT99755-DS

Title No. 0099755

SWD r.020212

STATUTORY WARRANTY DEED

**RUSSELL J. WALSH AND EDITH G. WALSH, TRUSTEES OF THE WALSH FAMILY TRUST
DATED MARCH 27, 1996,**

Grantor(s), hereby convey and warrant to

**FRANK ANDREW ANDERSON AND SUSAN MARIE ANDERSON, TRUSTEES OF THE
FRANK AND SUSAN ANDERSON 2006 TRUST, DATED JULY 18, 2006,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The S1/2 of the NW1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

The true and actual consideration for this conveyance is **\$450,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

\$47

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.

Dated this 28 day of Feb., 2014

THE WALSH FAMILY TRUST DATED MARCH 27,
1996

BY: Russell J. Walsh
RUSSELL J. WALSH, TRUSTEE

BY: Edith G. Walsh
EDITH G. WALSH, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2-28, 2014 by RUSSELL J. WALSH AND EDITH G. WALSH, TRUSTEES OF THE WALSH FAMILY TRUST DATED MARCH 27, 1996.

Debra Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

