

2014-009824
Klamath County, Oregon

09/22/2014 02:03:37 PM

Fee: \$52.00



After recording return to:
Denton Veach and Christine Veach
6562 Koufax Ln NE
Keizer, OR 97303

Until a change is requested all tax
statements shall be sent to the
following address:
Denton Veach and Christine Veach
6562 Koufax Ln NE
Keizer, OR 97303

File No.: 7064-2312059 (SNB)
Date: September 02, 2014

52+5

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

LaDonna M Thorson, Trustee of the LaDonna M. Thorson Living Trust dated July 18, 1995 as to her undivided 25% interest and Carol A Heard, Trustee of the Carol A. Heard Living Trust dated July 18, 1995 as to her undivided 25% interest and Frank H. Heard as to his undivided 25% interest not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to Denton Veach and Christine Veach as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 1, Block 5, Wagon Trail Acreages Number One, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2014-2015** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$78,500.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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 16 day of September, 2014.

The LaDonna M. Thorson Living Trust

LaDonna M. Thorson, Trustee
LaDonna M. Thorson, Trustee

Frank H. Heard
Frank H. Heard

The Carol A. Heard Living Trust

Carol A. Heard, Trustee
Carol A. Heard, Trustee

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____, by **LaDonna M Thorson, Trustee of the LaDonna M. Thorson Living Trust; Carol A Heard, Trustee of the Carol A. Heard Living Trust; Frank H. Heard.**

(see attached acknowledgment)

Notary Public for
My commission expires:

ACKNOWLEDGMENT

State of California

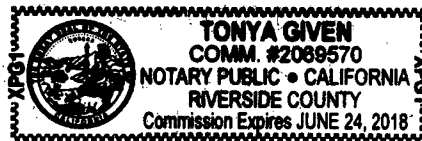
County of Riverside

On September 16, 2014 before me, Tonya Given, Notary public
(insert name and title of the officer)

personally appeared LaDonna M. Thorson, Carol A. Heard, Frank H. Heard
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in
~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Tonya Given

(Seal)