

After Recording Return to, and
Send Tax Statements to:
Klamath County
305 Main Street
Klamath Falls, OR 97601

2014-010396

Klamath County, Oregon

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10/07/2014 12:05:55 PM

Fee: \$47.00

WARRANTY DEED

RONALD KANNA, Trustee of the Misty Lou Irrevocable Trust dated March 19, 2012, herein-after called Grantor, for the true and actual consideration of Two Thousand Seven Hundred Fifty Seven and 00/100 Dollars (\$2,757.00), conveys to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, hereinafter called Grantee, fee simple interest in all that real property situated in Klamath County, State of Oregon, described as follows:

A tract of land being a portion of Lot 13, Block 3 of Plat of Third Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said tract also lying in the Southeast one-quarter of the Northwest one-quarter (SE ¼, NW ¼) of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract also being a portion of that parcel of land conveyed to Ronald Kanna, Trustee of the Misty Lou Irrevocable Trust by that certain warranty deed recorded on May 16th, 2012, on Instrument No. 2012-005280, KLAMATH COUNTY OREGON DEED RECORDS, said tract being more particularly described as follows:

Beginning at the Southwest corner of Lot 13, Block 3 of Plat of Third Addition to Altamont Acres, said point also being at the intersection of the Easterly right of way of Avalon Street and the Northerly right of way of Laverne Avenue; thence Easterly, along the South line of Lot 13, 99.85 feet, more or less, to the Southeast corner thereof; thence Northerly along the East line of Lot 13, 5.00 feet; thence leaving said East line in a Westerly direction, parallel to said South line of Lot 13, 74.85 feet, more or less, to a point that measures 25.00 feet Easterly and 5.00 feet Northerly from, when measured at right angles, the Southwest corner of Lot 13; thence Northwesterly to a point on the West line of Lot 13, said point being 12.00 feet Northerly from the Point of Beginning; thence Southerly, along said West line, 12.00 feet to the Point of Beginning, all in Klamath County, Oregon.

The tract of land to which this description applies contains 587 square feet, more or less.

To have and to hold the said premises unto said GRANTEE and covenants the GRANTOR is the owner of the above described property free and clear of all encumbrances except easements, conditions and restrictions of record and will warrant and defend the same against all persons who may lawfully claim the same, except as may be shown above.

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.

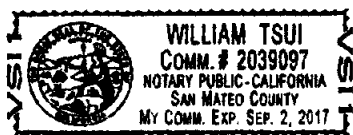
Dated this 3rd day of September, 2014.

RONALD KANNA, Trustee of the Misty Lou Irrevocable Trust dated March 19, 2012

Ronald Kanna, Trustee
Ronald Kanna, Trustee

STATE OF CALIFORNIA)
) ss.
County of San Mateo)

On September 03, 2014, personally appeared the above-named Ronald Kanna, Trustee of the Misty Lou Irrevocable Trust, and acknowledged the foregoing instrument to be his voluntary act before me.



[Signature]
Notary Public for California

This conveyance is accepted and approved for recording on behalf of Klamath County