

2014-011156

Klamath County, Oregon



00160614201400111560020028

10/23/2014 03:45:11 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

CAROL ROGERS and JERALD ROGERS  
2311 S. 6<sup>TH</sup> STREET  
KLAMATH FALLS, OR 97601

GRANTEE NAME AND ADDRESS

Jerald S. Rogers and Carol A. Rogers  
Co-Trustees of the Jerald and  
Carol Rogers 2007 Trust  
uad 10-2-07  
2311 S. 6<sup>TH</sup> STREET  
KLAMATH FALLS, OR 97601

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney  
435 Oak Avenue  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

GRANTEES

**WARRANTY DEED - STATUTORY FORM**

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

**CAROL ROGERS and JERALD ROGERS**, Grantors, hereby convey and warrant to **JERALD S. ROGERS and CAROL A. ROGERS**, Co-Trustees of the **JERALD AND CAROL ROGERS 2007 TRUST** uad 10-2-07, Grantees, that certain real property located in Klamath County, State of Oregon (assumed to be a one half undivided interest) in real property legally described as follows, to wit:

A portion of Lots 7 and 8, Block 47, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said Lot 7; thence Northeasterly, along the South boundary of said Lot 7, 160 feet to the true point of beginning; thence Northwesterly, parallel with Haskins Street, 100 feet to the North boundary of said Lot 8; thence Southwesterly, along the North boundary of said Lot 8, 55 feet to a point; thence Southeasterly, parallel with Haskins Street, 100 feet to a point on the South line of said Lot 7; thence Northeasterly along said South line 55 feet more or less to the point of beginning.

Record 9 County

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

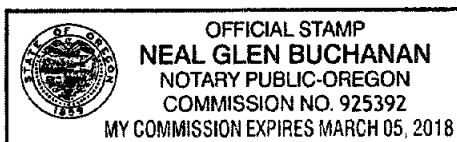
Dated this 23 day of October, 2014.


  
CAROL ROGERS, Grantor

  
JERALD ROGERS, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 23, 2014 by CAROL ROGERS and JERALD ROGERS.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-5-18