

2015-000366

Klamath County, Oregon



00163881201500003660020025

01/14/2015 10:35:18 AM

Fee: \$47.00

Nancy E. Anderson
10358 McGuire Avenue
Klamath Falls, OR 97603
Grantor

Nancy E. Anderson, Trustee
Nancy E. Anderson Revocable
Living Trust, Dated July 30, 1993
10358 McGuire Avenue
Klamath Falls, OR 97603
Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That NANCY E. ANDERSON, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by NANCY E. ANDERSON, TRUSTEE OF THE NANCY E. ANDERSON REVOCABLE LIVING TRUST, Dated July 30, 1993, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

UNIT 10358 (McGuire Avenue), TRACT 1336-FALCON HEIGHTS CONDOMINIUMS-STAGE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. R3909-03400-90007-000 Key No. 883569

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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

Returned • Counter

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.

In Witness Whereof, Nancy E. Anderson has executed this instrument this 14th day of January, 2015; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Nancy E. Anderson

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Nancy E. Anderson and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)

Before me: *Dona Alleen Nelson*
Notary Public for Oregon
My Commissioner Expires: 3-27-2018

