

2015-001598

Klamath County, Oregon



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THIS SPACE PROVIDED FOR RECORDER'S USE ON

02/23/2015 11:44:22 AM

Fee: \$52.00

*mail tax statements to:  
Maureen Dollarhide  
4647 WINTER AVE. Sp11 Klamath Falls, OR 97603*

WHEN RECORDED RETURN TO:

Bernice D. Malme

4647 Winter Ave. Sp11

Klamath Falls, Oregon, 97603

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## WARRANTY DEED

THE GRANTOR(S),

- Bernice D. Malme, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Maureen L. Dollarhide, 4647 Winter Ave. Sp11, Klamath Falls, Klamath County, Oregon, 97603,

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

(legal description): Parcel of Land situated in Lot 4 in Block 2 ALTAMONT ACRES, in Klamath County, Oregon and more particularly described as follows: Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89°40' East a distance of 156.0 feet from the Southwest corner of said Lot 4; thence North 0°26' East parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of said Lot 4; thence South 89°40' East along the North line of said Lot 4 a distance of 75.0 feet to an iron pin; thence South 0°26' West parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of Boardman Avenue; thence North 89°40' West along said North line a distance of 75.0 feet, more or less to the point of the beginning.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell

and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

#### TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: R-3909-003DB-03700-000

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. 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.

**Grantor Signatures:**

DATED: 2/23/2015

Maurice Dollathide attorney in fact

Bernice D. Malme  
4647 Winter Ave. Sp11  
Klamath Falls, Oregon, 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 23<sup>rd</sup> day of February,  
2015 by Bernice D. Malme. Maurice L. Dollathide - attorney in fact  
for Bernice D. Malme



Lisa M. Kessler.  
Notary Public

Klamath County Clerk's office  
Title (and Rank)

My commission expires February 1, 2019.