

2015-003167

Klamath County, Oregon



00167495201500031670020023

04/07/2015 02:07:55 PM

Fee: \$47.00

Returned to Owner
AFTER RECORDING, RETURN TO:
Thomas A. Roster and Jeanne L. Roster, Trustees
1190 Lynnewood Blvd.
Klamath Falls, OR 97601

SEND ALL TAX STATEMENTS TO:
Thomas A. Roster and Jeanne L. Roster, Trustees
1190 Lynnewood Blvd.
Klamath Falls, OR 97601

WARRANTY DEED

FOR VALUE RECEIVED, Jeanne L. Roster, Grantor, conveys and warrants to Thomas A. Roster and Jeanne L. Roster, Trustees of the Tom and Jeanne Roster Trust, Grantees, the following described real property, situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

A tract of land situated in the SEW SEW of Section 25, T38S R8E, W.M., Klamath County, Oregon, said tract a part of Lot 11, Block 7 of Lynnewood First Addition, said tract being more particularly described as follows:

Beginning at a point on the Northeast Line of said Lot 11 from which point the Southeast Corner of said Lot 11 bears S48° 09' 02" E, 97.93 feet; thence S50° 11' 27" W, 81.52 feet to a point on the North Line of Wild Plum Drive; thence westerly on said North Line on a 235.13 foot radius curve to the right, 53.58 feet to the Southwest Corner of said Lot 11; thence N35° 25' 48" E, 93.23 feet to the Northwest Corner of said Lot 11; thence S48° 09' 02" E, 74.35 feet to the point of beginning containing 5528.5 square feet more or less.

The property described above is free from all encumbrances except:

- a. Covenants, conditions, restrictions, and easements of record.
- b. Rights of the public to roads, streets and highways.
- c. Any real property taxes which may be a lien.

The true and actual consideration for this conveyance is estate planning.

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 AND 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

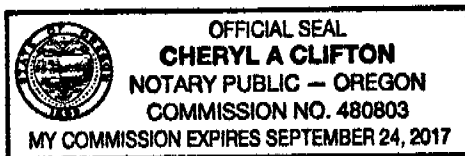
PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED 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 the 15th day of April, 2015.

Jeanne L. Roster
Jeanne L. Roster, Grantor

STATE OF OREGON)
) ss.
County of Lane)

On this 15th day of April, 2015, personally appeared the above-named Jeanne L. Roster, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed. BEFORE ME:



Cheryl A. Clifton
Notary Public For Oregon