

2015-003429

Klamath County, Oregon



00167804201500034290040047

04/14/2015 10:20:00 AM

Fee: \$57.00

Return to:

~~PREPARED BY:~~

STEFFAN & ASSOCIATES, P.C.
4020 University Drive, #207, Fairfax, VA 22030

~~RETURN TO GRANTEE:~~

BRENDA L. HAASE
10007 Commonwealth Boulevard
Fairfax, Virginia 22032

Tax Statements to be made to:

THE EXISTENCE OF TITLE INSURANCE IS UNKNOWN TO THE PREPARER

NO TITLE SEARCH PERFORMED:

EXEMPTION:

CONSIDERATION: \$0.00

SPACE ABOVE FOR RECORDER'S USE

Warranty Deed

THIS WARRANTY DEED, made and entered into on December 03, 2014, by and between BRENDA L. HAASE, married, **GRANTOR**, and ROBERT L. HAASE, JR. and BRENDA L. HAASE, Trustees, or their successors in trust, under the HAASE LIVING TRUST, dated December 03, 2014 and any amendments thereto, **GRANTEE**. GRANTEE's address is 10007 Commonwealth Boulevard, Fairfax, Virginia 22032. The property being conveyed herein is known as Lot 4, Block 15, Klamath Falls Forest Estates Sycan Unit, Klamath Falls, Oregon.

W I T N E S S E T H

NOW, THEREFORE, that in and for consideration of the conveyance made hereby, the consideration received therefor by the Grantor and other good and valuable consideration paid by the Grantee to the Grantor, including Zero Dollars (\$0.00) cash in hand paid, the receipt of which is hereby acknowledged, the said GRANTOR, subject to the matters herein, does hereby bargain, sell, grant, transfer and convey with GENERAL WARRANTY OF TITLE, unto the GRANTEE all that certain tract or parcel of land, in FEE SIMPLE ABSOLUTE, together with all buildings and improvements thereon and privileges and appurtenances thereto belonging, situated, lying and being in Klamath County, State of Oregon, and particularly described as follows:

The S1/2 of the W1/2 of Lot 4 in Block 15, also known as Lot 5A, Block 15 of KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEING THAT same property acquired by Grantor by Deed dated July 10, 2001 and recorded in Vol M01 at Page 60750.

This conveyance is made expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by a limitation of time contained therein or have not otherwise become ineffective (the "Real Estate").

GRANTEE SHALL HAVE AND HOLD such property, as a Trustee, in trust, with full power and authority to protect and conserve the Real Estate; to sell, contract to sell, and to grant options to purchase the Real Estate, or any part thereof, and any right, title and interest therein on any terms; to exchange the Real Estate or any part thereof for any and other real or personal property upon any terms; to convey the Real Estate or any part thereof by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge, or otherwise encumber, finance or refinance the property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Real Estate or any part thereof from time to time for any period of time, for any rental and upon any other terms and conditions (whether or not extending beyond the term of the Trust); to release, convey, or assign any other right, title or interest of the Trustee whatsoever in and to the Real Estate or any part thereof. All authority, power and discretion herein granted to the Trustee may be exercised by any of the Trustees, individually, without the consent of any other Trustee, with the same effect as if exercised jointly by all the Trustees. No party dealing with the Trustee, or successor Trustees, in relation to said Real Estate in any manner whatsoever, and, without limiting the foregoing, no party to whom the said Real Estate or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obligated to see to the application of any purchase money, rent or money borrowed, or otherwise advanced on the interest of the Trustee in the Real Estate; required to see that the terms of the Trust have been complied with; obligated to inquire into the authority, necessity or expediency of any act of the Trustee; or privileged to inquire into any of the terms of the Trust.

Every deed, mortgage, lease or other instrument executed by the Trustee in relation to the Real Estate shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that at the time of delivery of such instrument the Trust was in full force and effect; that such instrument was duly executed in accordance with the terms and conditions of the Trust and is binding upon all beneficiaries thereunder; that the Trustee was duly authorized and empowered to execute and deliver every such instrument; that any successor Trustee has been properly appointed and is fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust. The Trustee shall have no individual liability or obligation whatsoever arising from their ownership, as Trustee, of legal title to the Real Estate, or with respect to any act done or contract entered into or indebtedness incurred by him or her in dealing with the Real Estate, or in otherwise acting as Trustee hereunder.


The interest of every beneficiary hereunder and under the Trust, and of all persons claiming under any of them, shall be only in the earnings, income and proceeds arising from the rental, sale or other disposition of the Real Estate. Such interest is hereby declared to be personal property, and no beneficiary hereunder and under the Trust shall have any right, title or interest, legal or equitable, in or to the Real Estate, as such, but only in the earnings, income and proceeds thereof as provided in the Trust.

My spouse, the non-owning spouse of the Grantor, joins in this deed for the sole purpose of consenting to this conveyance and waiving any right to claim that the property hereby conveyed be included in any augmented estate or statutory share. My spouse specifically does not assume or agree to be bound by any covenants or warranties herein contained.

WITNESS the following signature and seal:



ROBERT L. HAASE, JR.



BRENDA L. HAASE

STATE OF VIRGINIA)

CITY/COUNTY OF FAIRFAX)

To-Wit:

The foregoing instrument was acknowledged before me this December 03, 2014 by BRENDA L. HAASE, Grantor, and ROBERT W. HAASE, JR., Spouse, personally known by me, or whose identity(ies) was/were ascertained upon presentation of satisfactory evidence.

JOHN D. STEFFAN
NOTARY PUBLIC
REG. #389112
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2017
My Commission Expires



NOTARY PUBLIC