

2015-003713

Klamath County, Oregon



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04/21/2015 09:41:25 AM

Fee: \$47.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
MICHAEL J. ANDERSON, ESQ.
425 UNIVERSITY AVE, SUITE 210
SACRAMENTO, CA 95825

MAIL TAX STATEMENTS TO:
CHRISTINE F. HANSEN
LEILANI L. BANKHARDT
1752 MCKINLEY AVENUE
WOODLAND, CA 95695

WARRANTY DEED

LEILANI BANKHARDT, also known as LEILANI L. BANKHARDT, Grantor, conveys and warrants to CHRISTINE F. HANSEN and LEILANI L. BANKHARDT, Trustees of the CHRISTINE F. HANSEN AND LEILANI L. BANKHARDT REVOCABLE TRUST established MARCH 11, 2015, Grantee, all their interest in and to the parcels of the following real property situated in the County of **KLAMATH**, State of **OREGON**, free of liens and encumbrances, except as specifically set forth herein:

Lots 3 and 4 in Block 7 of Stewart Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is \$0.00

Property Identification No.: R886133.

Property Address: 4423 Douglas Avenue, Klamath Falls, OR 97601

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390.

Dated on 4-9, 2015


LEILANI BANKHARDT
aka LEILANI L. BANKHARDT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

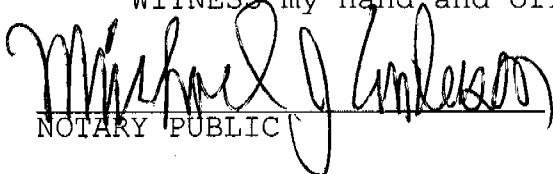
STATE OF CALIFORNIA)

COUNTY OF YOLO)

On April 9, 2015, before me, **MICHAEL J. ANDERSON**, a Notary Public, personally appeared **LEILANI BANKHARDT** aka **LEILANI L. BANKHARDT**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraphs is true and correct.

WITNESS my hand and official seal.

 (Seal)
NOTARY PUBLIC

