

2015-013589

Klamath County, Oregon



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12/18/2015 09:42:20 AM

Fee: \$57.00

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Recording Office*

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

Sharry Gale

2323 N. W. Arthur Ave

Corvallis OR 97330

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Sharry Gale, Successor Trustee of the Forrest M. Breithaupt and Marguerita Breithaupt Trust

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Sharry Gale and Rollo Don Breithaupt

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Sharry Gale

2323 N. W. Arthur Ave

Corvallis OR 97330

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: Vol M 82, of Deeds on page 5471**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book and page , or as fee number ."

Grantor:

*Sharry Gale, Successor Trustee
of the Forrest M. Breithaupt and
Marguerita Breithaupt Trust
2323 N. W. Arthur Ave
Corvallis, OR 97330*

Grantees:

*Sharry L. Gale
2323 N. W. Arthur Ave
Corvallis, OR 97330
and
Rollo Don Breithaupt
3839 Yale Way
Livermore, CA 94550*

After recording return to:

*Sharry Gale
2323 N. W. Arthur Ave
Corvallis, OR 97330*

*Until a change is requested,
send tax statements to:*

*Sharry Gale
2323 N. W. Arthur Ave
Corvallis, OR 97330*

WARRANTY DEED

SHARRY GALE, Successor Trustee of the Breithaupt 1991 Trust, Grantor, conveys and warrants to SHARRY L. GALE and ROLLO DON BREITHAUPT, Grantees, the following described real property located in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 6 and 7 Block 1, and Lots 5 and 6, Block 5, IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument, including the terms and provisions thereof,
Dated: July, 25, 1961
Recorded: January 5, 1962
Volume: 334, page 586, Klamath County Deed Records
In favor of: The California Oregon Power Company
For: Transmission and distribution of electricity and communication and control signals
3. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
Recorded: May 29, 1946
Volume: 190, page 21, Deed Records of Klamath County, Oregon
4. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of Spring Creek.

The true and actual consideration paid for this conveyance is \$0. However the true and actual consideration includes other property or value given or promised which is the whole of the consideration.

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 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 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, the Grantor has duly executed this instrument this 14 day
of December, 2015.

Sharry Gale

Sharry Gale, Successor Trustee

STATE OF OREGON)
) ss.
County of Benton)

Personally appeared before me on this 14 day of December, 2015, the above named
SHARRY GALE and acknowledged the foregoing instrument to be her voluntary act and deed.

Donna Jean Wilson

Notary Public for Oregon

