

2016-000057

Klamath County, Oregon



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01/05/2016 10:30:41 AM

Fee: \$47.00

After Recording, Return To:

Brian M. Thompson
The Law Office of Brian M. Thompson
66 Club Road, Suite 200
Eugene, Oregon 97401

Send All Tax Statements To:

NO CHANGE

SPECIAL WARRANTY DEED

Karl W. Chelgren ("Grantor") conveys and specially warrants to Karl W. Chelgren, trustee of the Karl W. Chelgren Revocable Trust ("Grantee"), that certain real property located in the County of Klamath, State of Oregon, more particularly described as:

Lot 23, Block 6 of CRES-DEL ACRES, SECOND ADDITION,
according to the official plat thereof on file in the office of the county
clerk of Klamath County, Oregon.

And commonly known as: 141924 and 141928 Heather Lane, Crescent Lake, Oregon 97733.

Free of all liens and encumbrances, except as of record.

The true 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 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

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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 this 24th day of November, 2015.

Karl W. Chelgren
Karl W. Chelgren

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above named Karl W. Chelgren and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 24th day of November, 2015.

Tina M. Valdez
Notary Public for Oregon

