2016-000182 Klamath County, Oregon



01/08/2016 08:29:56 AM

Fee: \$47.00

WARRANTY DEED

Recording requested and when recorded return to:

Erin K. MacDonald Karnopp Petersen LLP 360 SW Bond Street, Suite 400 Bend, Oregon 97702 Until a change is requested, all tax statements shall be sent to the following address:

No change

The true consideration for this conveyance is for estate planning purposes.

CARL A. WELANDER and JENNIFER R. WELANDER, as tenants by the entirety, Grantors, convey and warrant to CARL A. WELANDER and JENNIFER R. WELANDER, as Co-Trustees of the Welander Revocable Trust U/T/A dated December 22, 2015, Grantees, whose address is 59658 Saskatoon Ln., Bend, OR 97702, the following described real property free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Lot 13 in Block 2 of CRESCENT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, OR.

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

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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 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 22nd day of December, 2015.

CARLA. WELANDER

JENNIFER R. WELANDER

STATE OF OREGON

ss.

County of Deschutes

The foregoing instrument was acknowledged before me this 22nd day of December, 2015,

by CARL A. WELANDER and JENNIFER R. WELANDER, as tenants by the entirety.

OFFICIAL STAMP
KAREN M KEMP
NOTARY PUBLIC-OREGON
COMMISSION NO. 933867
MY COMMISSION EXPIRES NOVEMBER 11, 2018

HAMIN TO SEND NO TARY PUBLIC FOR OREGON

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