

Amerititle
MTC 1133/3AM

2016-008390
Klamath County, Oregon

08/09/2016 10:47:02 AM
Fee: \$42.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Kenneth & Willa Thompson
2373 Linda Vista Drive
Klamath Falls, OR

Grantor:

F.A. Halda and Joan Halda, Grantors
845 South Alameda
Klamath Falls, OR 97603

Grantee:

Kenneth G. Willa I. Thompson, Trustees
2373 Linda Vista Drive
Klamath Falls, OR 97601

- WARRANTY DEED -

F.A. Halda and Joan Halda, Grantors, convey and warrant to ~~Kenneth G. Thompson and Willa I. Thompson, Trustees of the Thompson Family Trust~~, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: SP


Parcel 3 of Land Partition 34-02, being a replat of Lots 11 thru 21 and a portion of Lots 1-10 and Lot A in Block 2 of Industrial Addition to the City of Klamath Falls situated in the SE1/4 SW1/4 and the NE1/4 SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.


SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments.

The true and actual consideration for this transfer is to clear title.

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

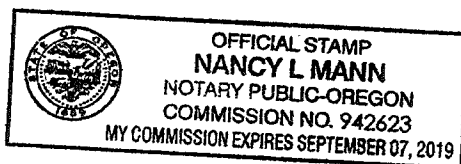
Dated this 7 day of July, 2016.

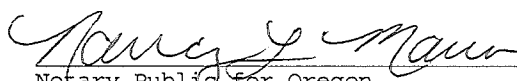

F.A. Halda


Joan Halda

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 7 day of July, 2016, the above named F.A. Halda and Joan Halda, and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon
My Commission expires: 9-7-19

SP ~~*~~ Kenneth Garold Thompson and Willa Ione Thompson, Co-Trustees or their successors in trust, under the Kenneth and Willa Thompson Family Trust dated August 11, 1989, and any amendments thereto,