



**2016-008391**  
**Klamath County, Oregon**  
08/09/2016 10:47:02 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Anthony J. Halda and Shannon A. Halda

245 Pacific Terrace

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Anthony J. Halda and Shannon A. Halda

245 Pacific Terrace

Klamath Falls, OR 97601

File No. 113313AM

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### STATUTORY WARRANTY DEED

**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,**

Grantor(s), hereby convey and warrant to

**Anthony J. Halda and Shannon A. Halda, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**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.**

The true and actual consideration for this conveyance is \$315,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

**2016-2017 Real Property Taxes, a lien not yet due and payable**

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 4 day of August, 2016

Kenneth and Willa Thompson Family Trust dated August 11, 1989, and any amendments thereto

By: Kenneth Garold Thompson  
Kenneth Garold Thompson, Co-Trustee

By: Willa Ione Thompson  
Willa Ione Thompson, Co-Trustee

State of Oregon } ss  
County of Klamath }

On this 4 day of August, 2016, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Kenneth Garold Thompson and Willa Ione Thompson, as Co-Trustees of the Kenneth and Willa Thompson Family Trust dated August 11, 1989, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Brazil  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 12/31/2018

