

**2017-000015**

Klamath County, Oregon

01/03/2017 11:54:01 AM

Fee: \$52.00

THIS SPACE RESERVED

2017-000160

Klamath County, Oregon

01/06/2017 01:32:00 PM

Fee: \$47.00

After recording return to:

Frank M. Pedersen and Barrie G. Pedersen

69411 Ramon Rd., #351

Cathedral City, CA 92234

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

Frank M. Pedersen and Barrie G. Pedersen

4451 Day Dr.

Klamath Falls, OR 97603

File No. 139671AM

Being re-recorded at the request of Amerititle to correct the legal as previously recorded in 2017-000015.

STATUTORY WARRANTY DEED**Cynthia Ann Staunton, as Successor Trustee of the Fairman Family Trust U.T.A.D. January 17, 2014,**

Grantor(s), hereby convey and warrant to

Frank M. Pedersen and Barrie G. Pedersen, 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:

Unit No. ^B of Building No. 11, Stage IV Plat of Tract 1271-Shield Crest Condominiums, Building NO. 5, Lot 11, Block 4 of 1257, a re-subdivision of a portion of the First Addition to Shield Crest, as shown on the plat thereof filed on December 31, 1996, in the records of plats of the Clerk of Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declaration of Shield Crest Condominiums, recorded April 23, 1991 and Supplemented by Supplemental Declaration, and recorded January 9, 1997, in M97 on Page 60, Deed Records of Klamath County, Oregon.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded May 23, 1990, in VOLUME M90, page 9828, Deed Records of Klamath County.

The true and actual consideration for this conveyance is \$208,000.00.

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:

32 JAN 17

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 29 day of December, 2016

Fairman Family Trust U.T.A.D. January 17, 2014

By: Cynthia Ann Staunton
Cynthia Ann Staunton, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 29th day of December, 2016, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Cynthia Ann Staunton** known or identified to me to be the person whose name is subscribed to the foregoing instrument **as Successor Trustee of the Fairman Family Trust**, and acknowledged to me that he/she/they executed the same as Trustee.

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

Jenny Annette Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 12/3/2018

