

2017-009628

Klamath County, Oregon

08/25/2017 12:07:00 PM

Fee: \$47.00

After Recording Return to
First American Title
2892 Crescent Ave.
Eugene, Oregon 97408

After Recording Return To
and Send All Tax Statements to:

Charles W. Picolet
Barbara A. Picolet
4184 Lancaster Dr.
Eugene, OR 97404

WARRANTY DEED

PARTIES:

GRANTOR: Maurice J. Anderson, Trustee of the Maurice J. Anderson Living Trust, dated August 14, 2008, and any amendments thereto, as to an undivided 50% interest, and

Charles W. Picolet and Barbara A. Picolet, as Tenants by the Entirety, as to an undivided 50% interest

GRANTEE: Charles W. Picolet and Barbara A. Picolet, as Tenants by the Entirety

Maurice J. Anderson, Trustee of the Maurice J. Anderson Living Trust, dated August 14, 2008, and any amendments thereto, as to an undivided 50% interest, and Charles W. Picolet and Barbara A. Picolet, as Tenants by the Entirety, as to an undivided 50% interest, Grantor, convey and warrant to Charles W. Picolet and Barbara A. Picolet, as Tenants by the Entirety, Grantee, the following described real property:

Parcel 1 of Partition Plat LP 15-15, Klamath County, Oregon, recorded at Klamath County Official Records #2017-009091

SUBJECT TO: All exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record and which an accurate survey or inquiry of parties in possession of the property would disclose.

Consideration given for this conveyance is to change vesting.

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.

7191-2871239

DATED this 24 day of Aug, 2017.

GRANTOR(s):

Maurice J. Anderson

Maurice J. Anderson, Trustee of the Maurice J. Anderson Living Trust, dated August 14, 2008, and any amendments thereto

Charles W. Picolet

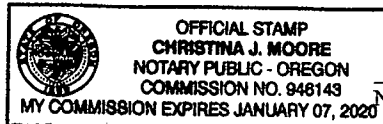
Charles W. Picolet

Barbara A. Picolet

Barbara A. Picolet

STATE OF OREGON)
) ss.
County of Deschutes)

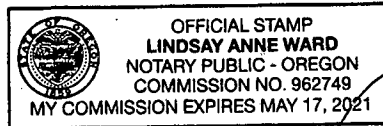
This instrument was acknowledged before me this 24 day of Aug, 2017 by Maurice J. Anderson.



Christina J. Moore
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Lane ~~Deschutes~~)

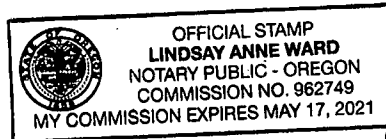
This instrument was acknowledged before me this 22 day of August, 2017 by Charles W. Picolet.



Lindsay Anne Ward
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Lane ~~Deschutes~~)

This instrument was acknowledged before me this 22 day of August, 2017 by Barbara A. Picolet.



Lindsay Anne Ward
Notary Public for Oregon