

2017-012104

Klamath County, Oregon



00212085201700121040020023

10/24/2017 08:45:09 AM

Fee: \$47.00

**Grantor's Name and Address**

ROBERT L. ALTEMUS  
LINDA V. ALTEMUS  
2740 SUMMIT PLACE  
WEST LINN, OREGON 97068

**Grantee's Name and Address**

ROBERT L. ALTEMUS  
LINDA V. ALTEMUS, TRUSTEES  
ALTEMUS LIVING TRUST  
SEPTEMBER 22, 2017  
2740 SUMMIT PLACE  
WEST LINN, OREGON 97068

**After recording return to:**

JAMES H. SMITH, ATTORNEY AT LAW  
6915 SW MACADAM AVENUE #145  
PORTLAND, OREGON 97219

**Until requested otherwise, send all tax statements to:**

ROBERT L. ALTEMUS  
LINDA V. ALTEMUS  
2740 SUMMIT PLACE  
WEST LINN, OREGON 97068

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS ROBERT L. ALTEMUS and LINDA V. ALTEMUS, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. ALTEMUS and LINDA V. ALTEMUS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ALTEMUS LIVING TRUST SEPTEMBER 22, 2017, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

West ½ of the West ½ of the Northwest ¼ of the Northeast ¼, Section 1, Township 34, Range 7.5.

Consisting of ten acres, more or less

Map and parcel #R3407 V0100 00700 000 00

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

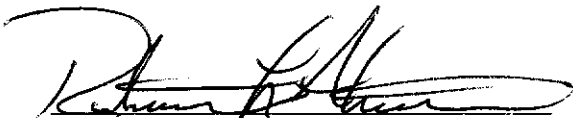
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22nd day of SEPTEMBER, 2017.

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

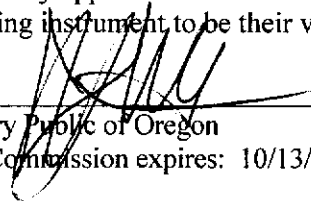
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

  
ROBERT L. ALTEMUS

  
LINDA V. ALTEMUS

State of Oregon            )  
                                      : ss.  
County of Multnomah    )

Before me this 22nd day of SEPTEMBER 2017, personally appeared ROBERT L. ALTEMUS and LINDA V. ALTEMUS, and acknowledged the foregoing instrument to be their voluntary act and deed.

  
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Notary Public of Oregon  
My Commission expires: 10/13/2019

