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01/08/2018 03:59:50 PM

Fee: \$47.00

GRANTORS NAMES AND ADDRESSES

Thomas A. Roster and Jeanne L. Roster, Trustees
 Tom and Jeanne Roster Trust
 1190 Lynnewood Blvd.
 Klamath Falls, Oregon 97601

GRANTEE NAME AND ADDRESS

Thomas A. Roster and Jeanne L. Roster, Trustees
 Tom and Jeanne Roster Trust uad 4-1-15
 1190 Lynnewood Blvd.
 Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO
GRANTEES

SEND TAX STATEMENTS TO
GRANTEES

WARRANTY DEED - STATUTORY FORM

Thomas A. Roster and Jeanne L. Roster individually and Thomas A. Roster and Jeanne L. Roster, Trustees of the Tom and Jeanne Roster Trust, GRANTORS, convey and warrant to Thomas A. Roster and Jeanne L. Roster, Trustees of the Tom and Jeanne Roster Trust uad 4-1-15, GRANTEES, that certain real property located in Klamath County, State of Oregon, legally described as follows, to-wit:

Lot 9, Block 7, Tract No. 1091, LYNNEWOOD, in the County of Klamath, State of Oregon.

Lot 12 in Block 7 of Tract 1140, FIRST ADDITION TO LYNNEWOOD in the City of Klamath Falls, County of Klamath, State of Oregon.

A tract of land situated in the SE ¼ SE ¼ of Section 25, T38S R8E, W.M., Klamath County, Oregon, said tract part of Lot 11, Block 7 of LYNNEWOOD FIRST ADDITION, said tract being more particularly described as follows:

Beginning at a point on the Northeast Line of the said Lot 11 from which point the Southeast Corner of said Lot 11 bears S48° 09' 02" E 97.93 feet; thence S50° 11' 27" W, 81.52 feet to a point on the North Line of Wild Plum Drive; thence westerly on said North Line on a 235.13 foot radius curve to the right, 53.58 feet to the Southwest Corner of said Lot 11; thence N35° 25' 48" E 93.23 feet to the Northwest Corner of said Lot 11; thence S48° 09' 02" E, 74.35 feet to the point of beginning containing 5528.5 square feet more or less.

The property described above is free from all encumbrances except:

- a. Covenants, conditions, restrictions, and easements of record.
- b. Rights of the public to roads, streets and highways.

The true and actual consideration for this conveyance is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being to consolidate property, correct legal description and 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 AND 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

Neal Buchanan

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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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 8th day of January, 2018.

Thomas A. Roster

Thomas A. Roster

Jeanne L. Roster

Jeanne L. Roster

Tom and Jeanne Roster Trust uad 4-1-15

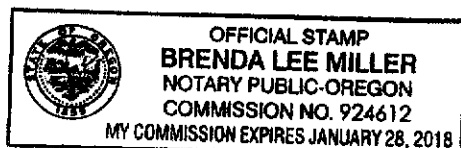
By: Thomas A. Roster
Thomas A. Roster, Trustee

Tom and Jeanne Roster Trust uad 4-1-15

By: Jeanne L. Roster
Jeanne L. Roster, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

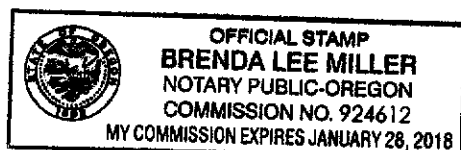
This instrument was acknowledged before me on the 8th day of January, 2018, by **Thomas A. Roster and Thomas A. Roster, as Trustee of the Tom and Jeanne Roster Trust uad 4-1-15.**



Brenda Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-28-18

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 8th day of January, 2018, by **Jeanne L. Roster and Jeanne L. Roster, as Trustee of the Tom and Jeanne Roster Trust uad 4-1-15.**



Brenda Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-28-18