

After Recording Return To:
Stephen L. Tabor, P.C.
P.O. Box 350
Sublimity, OR 97385

2018-006879
Klamath County, Oregon



06/07/2018 09:09:26 AM

Fee: \$82.00

Until a change is requested,
all tax statements shall be sent to:
Scott and Carmen Anderson, Trustees
3941 El Cerrito Way
Klamath Falls, Oregon 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, That SCOTT E. ANDERSON AND CARMEN N. ANDERSON, as tenants by the entirety, hereinafter called "Grantor", do hereby convey and warrant unto SCOTT E. ANDERSON AND CARMEN N. ANDERSON AS CO-TRUSTEES OF THE SCOTT AND CARMEN ANDERSON TRUST, hereinafter called "Grantee", and Grantee's heirs, successors and assigns, all of Grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, and described as follows:

Lot 6, of Tract 1405, 12th Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

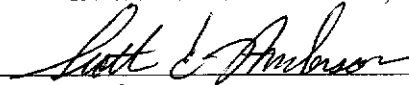
And Grantor hereby covenants to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances whatsoever, except those encumbrances authorized by Grantor which are of record or otherwise set forth herein, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars is none.

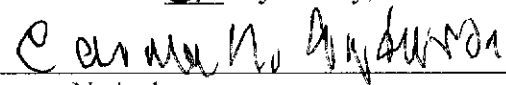
In construing this deed, where the context so requires, the singular includes the plural.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31 day of May, 2018.



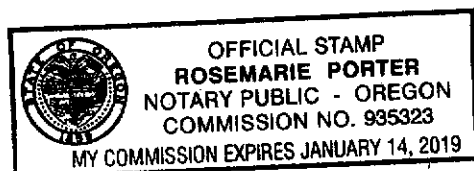
Scott E. Anderson



Carmen N. Anderson

STATE OF OREGON)
)
County of Marion)

This instrument was acknowledged before me on May 31, 2018, by Scott E. Anderson and Carmen N. Anderson.





Notary Public for Oregon