



THIS SPACE RESERVED FOR

2018-015470

Klamath County, Oregon

12/31/2018 09:17:01 AM

Fee: \$87.00

After recording return to:

Ronald Lee Powley and Linda L. Weider

4865 Sunset Ridge Rd.

Klamath Falls, OR 97601

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

Ronald Lee Powley and Linda L. Weider

4865 Sunset Ridge Rd.

Klamath Falls, OR 97601

File No. 265547AM

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### STATUTORY WARRANTY DEED

**John K. Anderson, as Trustee of The John K. Anderson Trust, dated March 15, 2016,**

Grantor(s), hereby convey and warrant to

**Ronald Powley, as Trustee of the Ronald Lee Powley and Vicki Jean Powley Family Trust 1988  
as to an undivided 50% interest**

**and**

**Linda L. Weider, as Trustee of the Linda L. Weider Trust, UDA September 1, 1997  
as to an undivided 50% interest,**

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-1 of HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, being in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration recorded in Volume M83, page 21250 and supplemented in Volume M93, page 27937, Microfilm Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.**

The true and actual consideration for this conveyance is \$257,000.00.

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:

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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 27 day of DECEMBER, 2018.

The John K. Anderson Trust, dated March 15, 2016

By: [Signature], TRUSTEE.  
John K. Anderson, Trustee

State of CALIFORNIA } ss.  
County of MONTEREY }

On this 27 day of December, 2018, before me, ROSALINDA PEREZ a Notary Public in and for said state, personally appeared John K. Anderson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The John K. Anderson Trust, dated March 15, 2016, 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.

Rosalinda Perez  
Notary Public for the State of CALIFORNIA  
Residing at: 843 ST. ANN DR, SALINAS, CA 93901  
Commission Expires: FEBRUARY 23, 2022

