

303109 AM

2019-007530

Klamath County, Oregon

07/03/2019 12:01:02 PM

Fee: \$102.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Robert A Keith

5734 SW Calusa Loop

Tualatin, OR 97062

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Robert A Keith and Linda G Keith, Trustees of the Keith Family Trust of 1999 dated May 5, 1999

and Robert A. Keith and Linda G. Keith, Trustees of the Pleasant Grove Trust dated January 6,

2007

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Robert A. Keith and Linda G. Keith

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) - Amount in dollars or other

\$ 0.00

☒ Other

**5) SEND TAX STATEMENTS TO:**

No change

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF AmeriTitle TO CORRECT Legal Description**

See Exhibit "B"

PREVIOUSLY RECORDED IN BOOK 2009 AND PAGE 002398, OR AS FEE NUMBER 2009-002398."

Return To:

**AmeriTitle**

2009-002398

Klamath County, Oregon



00060960200900023980030033

02/18/2009 08:27:11 AM

Fee: \$31.00

**MAIL TAX STATEMENTS TO:**

Robert A. Keith and Linda G. Keith  
31126 SW Willamette Way West  
Wilsonville, OR 97070

**AFTER RECORDING RETURN TO:**

Amy K. LeFore, Attorney  
PO Box 470  
Salem, OR 97308

**WARRANTY DEED**

***Robert A. Keith and Linda G. Keith, Trustees of the Keith Family Trust of 1999 dated May 5, 1999 and Robert A. Keith and Linda G. Keith, Trustees of the Pleasant Grove Trust dated January 6, 2007, Grantor, convey to Robert A. Keith and Linda G. Keith, each as to an undivided one-half (1/2) interest as tenants in common, Grantee, the following described real property situated in the County of Klamath, State of Oregon:***

**Parcel 1:**

Lot #1: W 1/2 W 1/2 N 1/2 NW 1/4 Section 9, TWP 25 S R8E W. M.  
Five acres M or L.

*& See exhibit "B"*

Subject to reservations and restrictions on record.

**Parcel 2:**

Lot # 2: E 1/2 N 1/2 N 1/2 NE 1/4 NE 1/4  
Section 8 TWP 25 S R8E W. M.  
Five acres M or L.

*& See exhibit "B"*

See Exhibit "A" attached hereto and made a part hereof by this reference for Exceptions.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true and actual consideration stated in terms of dollars is NONE. This transfer is being made as a result of ***Loretta Keith's*** death on July 30, 2008 and pursuant to the terms of the ***Pleasant Grove Trust dated January 6, 2007*** and the ***Keith Family Trust of 1999 dated May 5, 1999***.

WARRANTY DEED—TRUSTS TO BOB AND LINDA (EAST 5 ACRES)

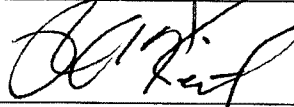
H:\Docs\17000-17499\17303\After Death Administration- Loretta\Warranty Deed Trusts to Bob and Linda L 5 acres Klamath Co.doc 01/08/09 (AKL:ban)

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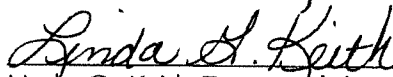
The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

WITNESS Grantor's hand this 11<sup>th</sup> day of February, 2009.



Robert A. Keith, Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007.

WITNESS Grantor's hand this 11<sup>th</sup> day of February, 2009



Linda G. Keith Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007.

State of Oregon )  
) ss.  
County of Marion )

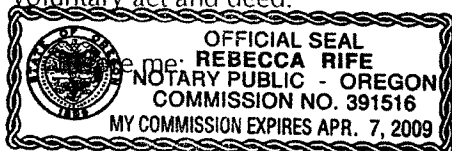
On this 11<sup>th</sup> day of February, 2009, personally appeared the above named Robert A. Keith Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007, and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon  
My Commission Expires: 4/7/09

State of Oregon )  
) ss.  
County of Marion )

On this 11<sup>th</sup> day of February, 2009, personally appeared the above named Linda G. Keith Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007, and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon  
My Commission Expires: 4/7/09

WARRANTY DEED—TRUSTS TO BOB AND LINDA (EAST 5 ACRES)

H:\Docs\17000-17499\17303\After Death Administration-Loretta\Warranty Deed Trusts to Bob and Linda-E 5 acres Klanath Co.doc 01/08/09 (AKL:bar)

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## **EXHIBIT "A"**

- 1) Easements for sewer and public utilities as set forth in the recorded plat of Lockshire Mobile Estates.
- 2) Covenants, easements and restrictions, imposed by instrument recorded April 12, 1965 in Book 254, page 10 Deed Records.
- 3) An easement created by instrument recorded February 16, 1962 in Book 222, page 428, Deed Records, in favor of the City of Oceanside, a municipal corporation for sewer.
- 4) An easement created by instrument recorded February 16, 1962, in Book 222, page 428, Deed Records in favor of the City of Oceanside, for sewer.
- 5) An easement created by instrument recorded May 23, 1962, in Book 225, page 191, Deed Records, in favor of the City of Oceanside, for sewer.  
Said easement was amended by instrument dated July 12, 1962, recorded July 24, 1962 in Book 227, page 121, Deed Records.
- 6) An easement created by instrument, recorded October 9, 1962, in Book 229, page 167, Deed Records, in favor of Pacific Power and Light Company, for Electric transmission and distribution lines.
- 7) An easement created by instrument recorded October 9, 1962 in Book 229 page 170 Deed Records in favor of Pacific Power and Light Company for electric transmission and distribution lines.
- 8) An easement created by instrument recorded October 7, 1969, in Book 15, page 39, Microfilm Records in favor of Pacific Power and Light Company, for electric transmission and distribution lines.
- 9) Covenants, easements and restrictions, imposed by instrument recorded June 4, 1981 in Book 124, page 1399, Microfilm Records of Lincoln County, Oregon.

## EXHIBIT "B"

303109AM

### PARCEL 1:

The following described real property in Klamath County, Oregon:

E1/2 of the N1/2 of the N1/2 of the NE1/4 of the NE1/4 of Section 8,  
Township 25 South, Range 8 East of the Willamette Meridian.

### PARCEL 2:

The following described real property in Klamath County, Oregon:

The W1/2 of the N1/2 of the N1/2 of the NE1/4 of the NE1/4 of Section 8,  
Township 25 South, Range 8 East of the Willamette Meridian.

### PARCEL 3:

The following described real property in Klamath County, Oregon:

The W1/2 of the W1/2 of the N1/2 of the NW1/4 of the NW1/4 of Section 9,  
Township 25 South, Range 8 East of the Willamette Meridian.