



00243904201900081190020029

07/18/2019 03:04:49 PM

Fee: \$87.00

**After Recording, Return To:**

Brian M. Thompson  
The Law Office of Brian M. Thompson  
66 Club Road, Suite 200  
Eugene, Oregon 97401

**Send All Tax Statements To:**

NO CHANGE

---

**SPECIAL WARRANTY DEED**

Alvin R. Fronsdaahl, Trustor and/or Trustee of the Fronsdaahl Trust, dated June 12, 1988, ("Grantor") conveys and specially warrants to Alvin R. Fronsdaahl, trustee of the Fronsdaahl Family Trust ("Grantee"), that certain real property located in the County of Klamath, State of Oregon, more particularly described as:

The SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 5; and SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 6, in  
Township 40 South, Range 9 East of the Willamette Meridian.

And:

SE  $\frac{1}{2}$  SW  $\frac{1}{4}$ , and the S  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 5, Township 40 South,  
Range 9 E.W.M. excepting the Easterly 495 feet of said S  $\frac{1}{2}$  SE  $\frac{1}{4}$   
and further excepting the following parcel:

A strip of land located in the Southeast quarter of the Southeast  
quarter of Section 6 commencing at a point 1340.22 feet North of  
the Section quarter common to Sections 4, 5, 8, and 9; thence West  
1316.73 feet to the Northwest corner of said Southeast quarter of  
the Southeast quarter; thence South 17.5 feet to a point; thence  
East 1346.73 feet to a point which is 14.5 feet South of the point of  
beginning; thence North to the point of beginning.

And further excepting therefrom any portion lying within existing  
roadways.

And commonly known as: 891 Cross Road, Klamath Falls, Oregon 97603.

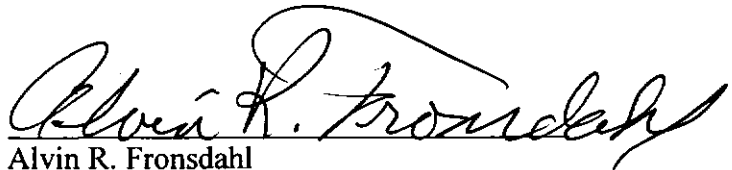
Free of all liens and encumbrances, except as of record.

The true consideration for this conveyance is: Estate Planning/Death of Co-Trustee.

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,

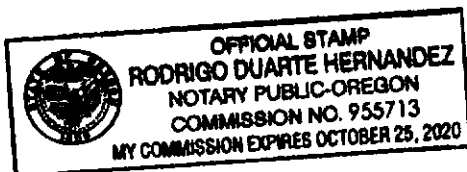
CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING 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 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.

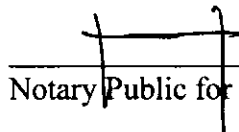
Dated this 4 day of JULY JUNE, 2019.

  
Alvin R. Fronsdaahl

STATE OF OREGON            )  
  ) ss.  
County of ~~Lane~~ KLAMATH )

Personally appeared the above named Alvin R. Fronsdaahl and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 4 day of JUNE, 2019.



  
\_\_\_\_\_  
Notary Public for Oregon