

2019-008120

Klamath County, Oregon



00243905201900081200020026

07/18/2019 03:04:53 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 Roland Fronsdaahl, Trustor and Trustee of the Family 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:

Lot 13 and the West 30 feet of Lot 14, Block 39, FIRST
ADDITION TO MIDLAND, according to the official plat thereof
on file in the office of the County Clerk of Klamath County,
Oregon.

And commonly known as: 401 Old Midland Road, Midland, Oregon 97634.

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

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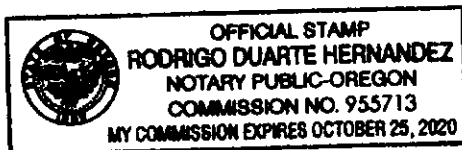
PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 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.

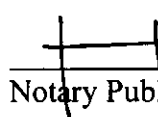
Dated this 4 day of JUNE, 2019.


Alvin R. Fronsdaahl

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

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