

2020-001020

Klamath County, Oregon

01/27/2020 10:02:01 AM

Fee: \$92.00

Niels L. Bredahl, as trustee of THE NIELS L.
BREDAHL TRUST, dated July 7, 2011
603 Lone Oak Loop
Silverton, Oregon 97381
Grantor Name & Address

Niels L. Bredahl and Arlea Rae Gibson,
Trustees of the Niels Bredahl & Arlea Gibson
Trust
603 Lone Oaks Loop
Silverton, Oregon 97381
Grantee Names & Address

Until requested otherwise, send all tax
statements to:
Niels L. Bredahl and Arlea Rae Gibson,
Trustees of the Niels Bredahl & Arlea
Gibson Trust
603 Lone Oaks Loop
Silverton, Oregon 97381

Prepared by and after recording return to:
Christopher D. Hamilton
McGinty, Belcher & Hamilton, Attorneys, PC
P.O. Box 12806
Salem, OR 97309

Situs Address: 431 Ewauna Street
Klamath Falls, Oregon
97601

WARRANTY DEED

Niels L. Bredahl, as trustee of THE NIELS L. BREDAHL TRUST, dated July 7, 2011, Grantor, conveys and warrants to Niels L. Bredahl and Arlea Rae Gibson, Trustees of the Niels Bredahl & Arlea Gibson Trust, dated January 23, 2020, as amended, Grantee, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

See Exhibit A.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0.00.

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. 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.

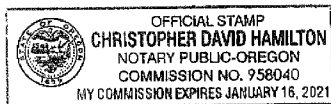
Dated this 23rd day of January, 2020.

Niels L. Bredahl

Niels L. Bredahl, as trustee of THE NIELS L.
BREDAHL TRUST, dated July 7, 2011, Grantor

STATE OF OREGON)
) ss.
County of Marion)

Personally appeared before me this 23rd day of January, 2020, the within named Niels L. Bredahl, as trustee of THE NIELS L. BREDAHL TRUST, dated July 7, 2011, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1/16/2021

Exhibit A – Legal Description

Lots 3 and 4 in Block 12; Lot 4; in Block 13; and Lots 1 and 2 in Block 13 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT that portion of said Lot 2 conveyed to the State of Oregon, by and through its State Highway Commission, by Bargain and Sale Deed dated February 29, 1956, recorded March 6, 1956 in Volume 281 page 320 Deed records of Klamath County, Oregon.