

**2020-015932**

**Klamath County, Oregon**

12/08/2020 08:46:01 AM

Fee: \$92.00

**Grantor Name and Address:**

BRIAN ANDRICH, TRUSTEE  
810 DELHURST DR.  
MANCHESTER, MO 63021

**Grantee Name and Address:**

BRIAN P. ANDRICH, TRUSTEE  
BRIAN P ANDRICH TRUST, AND  
MARK A. ANDRICH, TRUSTEE  
MARK A ANDRICH TRUST  
810 DELHURST DR.  
MANCHESTER, MO 63021

**After recording, return to:**

RHONDA SHEDRON  
THE LAIDERMAN LAW FIRM  
1067 N. MASON RD., STE. 3  
ST. LOUIS, MO 63141

**Until requested otherwise, send all tax statements to:**

BRIAN P. ANDRICH, TRUSTEE  
810 DELHURST DR.  
MANCHESTER, MO 63021

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**SPECIAL WARRANTY DEED**

BRIAN ANDRICH, TRUSTEE, under the JEANNE ANDRICH LIVING TRUST dated June 21, 2005, whose address is 810 Delhurst Dr., Manchester, MO 63021 (referred to herein as "Grantor"), hereby conveys and specially warrants to (a) BRIAN P. ANDRICH, TRUSTEE, or any successors in trust, under the BRIAN P ANDRICH TRUST UTA DTD June 21, 2005 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, and (b) MARK A. ANDRICH, TRUSTEE, or any successors in trust, under the MARK A ANDRICH TRUST UTA DTD June 21, 2005 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, as tenants in common, each of whose address is 810 Delhurst Dr, Manchester, MO 63021 (together referred to herein as "Grantee"), all of Grantor's undivided interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances created or suffered by the Grantor except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: unimproved land

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: 10-8-2020

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.

**GRANTOR:**

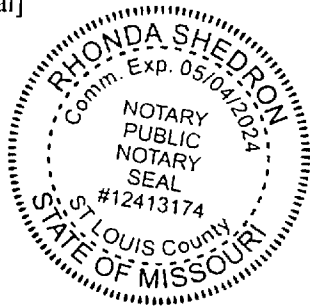
Jeanne Andrich Living Trust dated June 21, 2005

Brian P. Andrich  
Brian Andrich, Trustee

STATE OF MISSOURI )  
COUNTY OF ST LOUIS ) ss.

This instrument was acknowledged before me on Oct 8, 2020, by Brian Andrich, Trustee, under the Jeanne Andrich Living Trust dated June 21, 2005.

[Affix Notary Seal]



Rhonda Shedron  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 05/04/2024

## **EXHIBIT A**

### **Legal Description**

Lot 18, Block 65, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3 as recorded in the office of the County Recorder of Klamath County, Oregon

And also Subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property. (Including those set forth in the declaration of restrictions recorded on the 24th day of June, 1965 as Document No. 98476, Vol 362 Pages 400. Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effects as though fully set forth herein.)

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*