



2021-002465
Klamath County, Oregon
02/18/2021 01:54:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Keith M. Anderson and Josefina Anderson, Trustees of
The Anderson Family Trust dated October 16, 2020
7530 Roberta DR
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:

Keith M. Anderson and Josefina Anderson, Trustees of
The Anderson Family Trust dated October 16, 2020
7530 Roberta DR
Klamath Falls, OR 97603
File No. 436256AM

STATUTORY WARRANTY DEED

Robert Phair and Rita Phair,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Keith M. Anderson and Josefina Anderson, Trustees of The Anderson Family Trust dated October 16, 2020,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Parcel 1 of Land Partition 125-06, a replat of a portion of Tract 18 of a re-subdivision of Tracts 25 to 32
inclusive together with the South 10 feet of Tracts 33 and 34 of ALTAMONT RANCH TRACTS, situated in
NW1/4 NE1/4 Section 15, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$19,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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.

Dated this 16 day of Feb 2021, _____.

Rita Phair
Rita Phair

Robert Phair
Robert Phair

State of Oregon } ss
County of ~~Klamath~~ JACKSON

On this 16 day of February, 2021, before me, Rhonda J. Young a Notary Public in and for said state, personally appeared Robert Phair and Rita Phair, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rhonda J. Young
Notary Public for the State of Oregon
Residing at: ~~Klamath Falls~~ OR Pyg
Commission Expires: JACKSON
12-26-22

