

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS



The Anderson Family Trust  
 7530 Roberta Dr  
 Klamath Falls OR 97603  
 Grantor's Name and Address  
 Vince Bonner + Karissa Whitself

Grantee's Name and Address

2023-004250

Klamath County, Oregon



00315431202300042500020028

06/05/2023 08:54:57 AM

Fee: \$87.00

After recording, return to (Name and Address):

Vince Bonner + Karissa Whitself

95494 Norton Rd  
Junction City OR 97448

Until requested otherwise, send all tax statements to (Name and Address):

Vince Bonner + Karissa Whitself

95494 Junction City OR  
Norton Rd

WARRANTY DEED

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

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to

Vince Bonner and Karissa Whitself with right of  
 Survivorship.

("grantee"), all of that certain real property,  
 with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as  
 follows (legal description of property; description space continued on reverse):

Lot 14, Block 2 of First Addition to  
 Nimrod River Park, according to the  
 Official plat thereof on file in the  
 Office of the county clerk Klamath  
 County, Oregon.

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 45,000.00

☐ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.

(CONTINUED)

Returned at Counter



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 5/16/23; any signature on behalf of a business or other entity is made with the authority of that entity.

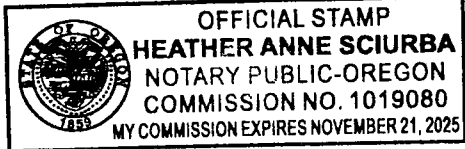
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

*Keith Anderson*  
*Josephine Anderson*

STATE OF OREGON, County of Klamath  
This record was acknowledged before me on 5/16/23

by \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_  
by Keith M. Anderson & Josephine Anderson  
as Trustees  
of The Anderson Family Trust

*[Signature]*



Notary Public for Oregon  
My commission expires Nov. 21 2025