2024-000743

Klamath County, Oregon 01/29/2024 02:52:01 PM

Fee: \$87.00

WARRANTY DEED

Recording requested and when recorded return to:

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

Thomas J. Sayeg Saalfeld Griggs PC 404 SW Columbia Street #150 Bend, OR 97702

No change

The true consideration for this conveyance is for estate planning purposes.

NEAL ANDERSON and **CONNIE S. ANDERSON**, as Tenants by the Entirety, Grantors, convey and warrant to **NEAL S. ANDERSON** and **CONNIE S. ANDERSON**, as Co-Trustees of the Anderson Revocable Trust U/T/A dated January 16, 2024, Grantees, whose address is P.O. Box 619, La Pine, OR 97739, the following described real property free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Lot 10, Block 4, PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 16th day of January, 2024.

NEAL ANDERSON

CONNIE S. ANDERSON

STATE OF OREGON

County of Deschutes) ss.

The foregoing instrument was acknowledged before me this 16th day of January, 2024, by **NEAL ANDERSON** and **CONNIE S. ANDERSON**, husband and wife.

OFFICIAL STAMP
CHRISTINA A DE CAVA
NOTARY PUBLIC-OREGON
COMMISSION NO. 1020424
MY COMMISSION EXPIRES JANUARY 13, 2026

NOTARY PUBLIC FOR OREGON