

M06-08830

Klamath County, Oregon

05/05/2006 09:09:26 AM

Pages 2 Fee: \$26.00

[reserve for recorder]

GRANTOR: STANLEIGH R. BRAZIL and ELMA E. BRAZIL	UNTIL A CHANGE IS REQUESTED, SEND ALL TAX STATEMENTS TO: Stanleigh R. and Elma E. Brazil c/o Douglas H. Brazil 2505 NE 45th Portland OR 97213
GRANTEE: STANLEIGH R. BRAZIL and ELMA E. BRAZIL, Trustees, including any Successor Trustee, of the S. R. BRAZIL FAMILY TRUST, U/T/A 1/23/87 CONSIDERATION: \$NONE [Estate Planning Purposes]	AFTER RECORDING, RETURN TO: James L. Casteel CASTEEL & CARSON 2035 NE 42nd Avenue Portland, OR 97213

WARRANTY DEED

STANLEIGH R. BRAZIL and ELMA E. BRAZIL, Grantor, conveys and warrants to STANLEIGH R. BRAZIL and ELMA E. BRAZIL, Trustees, including any Successor Trustee, of the S. R. BRAZIL FAMILY TRUST, u/t/a dated January 23, 1987, as amended, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, and matters of public record, situated in Klamath County, Oregon, to wit:

Lot 24, Block 1, BELLA VISTA TRACT No. 1235, in the County of Klamath,
State of Oregon.

The liability and the obligations of 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 Grantor to preserve 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 \$None (for estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

DATED this 18 day of April, 2006.

Stanleigh R. Brazil
STANLEIGH R. BRAZIL, Grantor

Elma E. Brazil
ELMA E. BRAZIL, Grantor

STATE OF OREGON)
) ss.
County of Multnomah

Personally appeared before me this 18 day of April 2006, the above named STANLEIGH R. BRAZIL and ELMA E. BRAZIL and acknowledged the foregoing instrument to be their voluntary act and deed.

Danielle Malcuit
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/24/2007
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