

M06-09834

Klamath County, Oregon

05/16/2006 09:41:25 AM

Pages 2 Fee: \$26.00

Grantor's Name:

Larry K. Coon and Michelle D. Coon

Grantee's Name:

Larry K. Coon and Michelle D. Coon,
Trustees

After recording, return to:

Marek and Associates
810 SW Madison Avenue
Corvallis, OR 97333

Send all tax statements to:

Mr. and Mrs. Larry Coon
PO Box 1881
Albany, OR 97321

***Consideration - \$0.**

WARRANTY DEED

Larry K. Coon and Michelle D. Coon, husband and wife, hereinafter called grantor, for the consideration hereinafter stated to grantor paid by Larry K. Coon and Michelle D. Coon, Trustees or theirs successors in trust under the Larry and Michelle Coon Living Trust dated May 11, 2006, hereinafter called grantee, does hereby convey and warrant unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

Klamath Falls Forest Estates Sycan Unit, The East 580' of Lot 4, Block 16
EXCEPTING therefrom the South 638.72' of said Lot 4

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

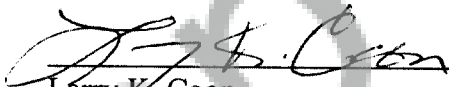
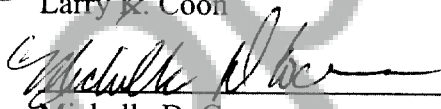
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those covenants, restrictions, easements and other matters of record, and that grantor will warrant 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 above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$0.

The liability and obligations of the 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 the grantor to preserve any 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.

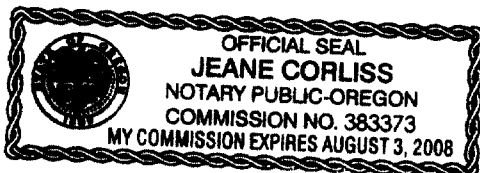
IN WITNESS WHEREOF, the grantor has executed this instrument on the 11th day of May, 2006.


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.


Larry K. Coon

Michelle D. Coon

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on this 11th day of May, 2006, by Larry K. Coon and Michelle D. Coon.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 8/3/08