

2007-013147

Klamath County, Oregon



07/25/2007 08:39:19 AM

Fee: \$31.00

WARRANTY DEED

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

21265 SE Dove Lane
BEND, OR 97702

After recording, this Deed shall be delivered to:

LISA N. BERTALAN
716 NW HARRIMAN
BEND, OR 97701

The true consideration for this transfer is \$0, for estate planning purposes.

BRUCE M. CARR and TAMI L. CARR, as tenants by the entirety, Grantors, convey and warrant to BRUCE M. CARR and TAMI L. CARR, Trustees or the Successor Trustee of the BRUCE M. CARR AND TAMI L. CARR REVOCABLE TRUST UTD JULY 12, 2007, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 16, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol. 2. Agreement and Easement recorded June 13, 1968, Volume M68, Page 5239, Microfilm Records of Klamath County, Oregon. 3. Covenants, Conditions and restrictions recorded May 10, 2005, Volume M05, Page 33826, Microfilm Records of Klamath County, Oregon. 4. Rules, regulations, levies and assessments recorded May 10, 2005, Volume M05, Page 33826, Microfilm Records of Klamath County, Oregon. 5. Covenants, conditions, restrictions and easements as shown on recorded plat. 6. Easements as dedicated or delineated on the recorded plat for slope. 6. Easements as dedicated or delineated on the


recorded plat for temporary turn around. 7. Easements as dedicated or delineated on the recorded plat for access.


House trailers, mobile homes and manufactured homes are strictly prohibited throughout the properties. All homes are to be built as per the standards provided in the Covenants, Conditions and Restrictions of each property's respective Homeowners Association.

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

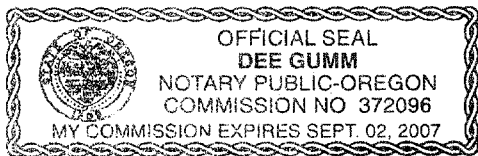
DATED this 12th day of JULY, 2007.


BRUCE M. CARR


TAMIL L. CARR

STATE OF OREGON, County of Deschutes, ss:

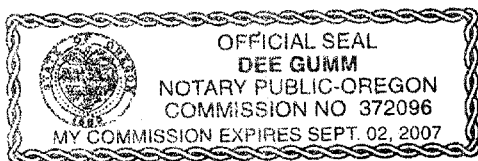
The foregoing instrument was acknowledged before me this 12th day of JULY, 2007 by
BRUCE M. CARR.



Dee Gumm
Notary Public for Oregon
My Commission expires: Sept 2, 2007

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 12th day of JULY, 2007 by TAMIL
CARR.



Dee Gumm
Notary Public for Oregon
My Commission expires: Sept 2, 2007