

2007-021492

Klamath County, Oregon



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12/27/2007 12:09:48 PM

Fee: \$26.00

This Space Reserved for Recorder's Use

Returned to Counter

After recording return to:  
ANDREW P. BRAKORA, and ANN BRAKORA  
Trustees of the BRAKORA FAMILY TRUST  
2116 Kimberly Dr.  
Klamath Falls, OR 97603

Until a change is requested  
send tax statements to the  
following address:

"Same as above"

Dated December 27, 2007

### STATUTORY WARRANTY DEED

Andrew P. Brakora and Ann L. Brakora, as tenants by the entirety, hereinafter called "Grantors", convey and warrant, to Andrew P. Brakora and Ann L. Brakora as **Trustees of the Brakora Family Trust Trust**, under trust agreement dated June 27, 2007, or to such Successor Trustee(s) of said Trust(s) created under such agreement(s) as may hereinafter be appointed, hereinafter called "Grantees" the following real property, free of liens and encumbrances, except as specifically set forth herein:

**Lot 21 in Block 3 Tract 1120, Second Addition to East Hills Estates, According to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to Conditions, restrictions, right of way of record and those apparent upon the land.**

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' 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 GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTORS TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS 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 \$0.

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"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that "grantors" are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

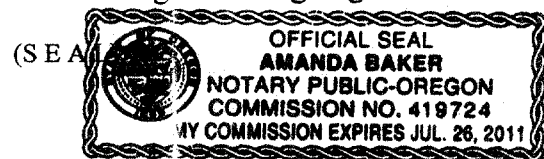
In Witness Whereof, the undersigned "grantors," have executed this instrument this 27<sup>th</sup> day of December, 2007.

Andrew P. Brakora  
Andrew P. Brakora

Ann L. Brakora  
Ann L. Brakora

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Andrew P. Brakora and Ann L. Brakora and acknowledge the foregoing instrument to be THEIR voluntary act and deed.



Before me: Amanda Baker  
Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Andrew P. Brakora and Ann L. Brakora Trustees of the Brakora Family Trust on the \_\_\_ day of \_\_\_\_\_, A.D. 2007 at \_\_\_ o'clock \_\_. M. And duly recorded in Vol. \_\_\_\_\_, of Deeds on Page \_\_\_\_\_.

Fee: \$ \_\_\_\_\_

Linda Smith, County Clerk

By \_\_\_\_\_