

2007-021604

Klamath County, Oregon



12/31/2007 08:40:18 AM

Fee: \$26.00

After recording return to:

Nadine R. Davison, Attorney at Law
PO Box 830
Corvallis, OR 97339-0830

Mail tax statements to:

Margaret J. Loper, Trustee
410 NW 14th Street
Corvallis, OR 97330

WARRANTY DEED

Margaret J. Loper, Trustee of the Margaret J. Loper Survivor's Trust, as to an undivided one-half interest, and Margaret J. Loper, Trustee of the Loper Family Trust, as to an undivided one-half interest, hereinafter called grantor, does hereby grant, convey, and warrant unto Marbo LLC, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

NW ¼ of NW ¼ of Section 5, and the North 10 acres of the SW ¼ of the NW ¼ of said Section 5, Twp 41 South of Rge 11 East of the Willamette Meridian, Klamath County, Oregon, being Parcel 2 of deed recorded in Klamath County on September 4, 1975, #4487, Vol. 75, Page 10399.

The said property is free from encumbrances except covenants, easements and restrictions of record. This transfer is effective as of January 1, 2008.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors, and assigns forever. This is a transfer to an entity and there is no consideration for the transfer.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

In Witness Whereof, the grantor has executed this instrument this December 21, 2007.

Margaret J. Loper, Trustee of the
Margaret J. Loper Survivor's Trust

Margaret J. Loper, Trustee of the
Loper Family Trust

STATE OF OREGON, (County of Benton) ss.

This Warranty Deed is signed and acknowledged before me December 21, 2007, by Margaret J. Loper, Trustee of the Margaret J. Loper Survivor's Trust; and Margaret J. Loper, Trustee of the Loper Family Trust.

Tammi J Houchin
Notary Public for Oregon

