

2008-001659

Klamath County, Oregon



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02/08/2008 09:13:54 AM

Fee: \$26.00

**After recording return to:**

Heather A. Kmetz  
Sussman Shank LLP  
1000 SW Broadway, Suite 1400  
Portland, OR 97205

**Send all tax statements to:**

Sally R. Bailo, Trustee  
2118 Radcliffe Street  
Klamath Falls, OR 97601

**WARRANTY DEED**

Lino J. Bailo, Trustee of the Lino J. Bailo 1988 Trust, u/a dated 01/06/88, Grantor, conveys and warrants to Sally R. Bailo, Trustee of the Sally R. Bailo Revocable Trust, Grantee, a seventy-five percent (75%) interest in the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to wit:

The West 40 feet of the North 118 feet of Lot 6 Block 39 of the Original Town of Linkville, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. And that portion of vacated alley which inured thereto by Ordinance #5210 recorded May 22, 1961 in Volume 329 page 641, Deed records of Klamath County, Oregon.

Grantor warrants that the property is free from all encumbrances except encumbrances of record or ascertainable from viewing the property excluding, however, any for which coverage for the liability and obligations of Grantor to Grantee under the warranties contained herein or provided by law is available to Grantor under any title insurance policy, and any real property taxes a lien not yet payable.

The true and actual consideration for this transfer is \$ -0-. However, the actual consideration consists of or includes other property or other value given or promised which is the whole consideration.

The liability and obligations of the Grantor to Grantee and Grantee's heirs, successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or

obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 effective the 1<sup>st</sup> day of January, 2008.

GRANTOR:

LINO J. BAILO 1988 TRUST,  
u/a dated 01/06/88

Lino J. Bailo  
By: Lino J. Bailo, Trustee

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                    )

This instrument was acknowledged before me on January 7, 2008 by, Lino J. Bailo in his capacity as Trustee of the Lino J. Bailo 1988 Trust, u/a dated 01/06/88.

Kimberly E. Aubert  
Notary Public for Oregon  
My Commission Expires: August 13, 2010

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