

2008-002969

Klamath County, Oregon



00041401200800029690010015

03/10/2008 09:19:10 AM

Fee: \$21.00

After Recording, return to:

Dianne L. Haugeberg, Attorney
PO Box 480
McMinnville, OR 97128

Send Tax Statements to:

Sherry J. Harmon Trustee
Sherry J. Harmon Trust
10320 SE Hillview Drive
Amity, OR 97101

WARRANTY DEED

Sherry J. Harmon, Grantor", hereby conveys and warrants to Sherry J. Harmon Trustee of the Sherry J. Harmon Trust dated March 4th, 2008, including any amendments thereto, or to such Successor Trustee(s) of such trusts created under such instruments as may hereafter be appointed, as "Grantee", the following described real property, free of encumbrances except for matters of public record:

Lot 347 of RUNNING Y RESORT, PHASE 4, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

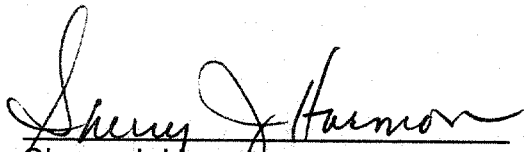
Commonly known as 5035 Falcon Drive, Klamath Falls, OR 97601
Klamath County tax lot R-3808-009D0-07300-000

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S SUCCESSORS 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. 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- (Done for estate planning purposes).

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 TITLED 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 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007."

DATED this 4th day of March, 2008.

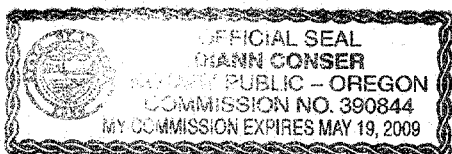

Sherry J. Harmon

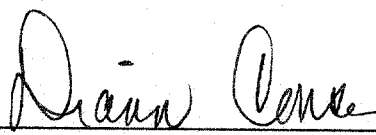
STATE OF OREGON, County of Yamhill) ss

March 4 2008

Personally appeared the above-named SHERRY J. HARMON, and acknowledged the within instrument as her true and voluntary act and deed.

Before me:




Notary Public for Oregon
My commission expires: 5-19-2009

F:\law\trusts\Harmon.Sherry.KFalls.deed