

2008-003632

Klamath County, Oregon



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03/24/2008 09:22:32 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Filed for record at request of:

Robert W. Graham
2140 Home Avenue
Klamath Falls, OR 97601 Grantor

Robert W. Graham, Trustee
Robert W. Graham Trust
2140 Home Avenue
Klamath Falls, OR 97601 Grantee

After recording return to:

Heather A. Kmetz, Attorney at Law
Sussman Shank LLP
1000 SW Broadway, Ste. 1400
Portland, OR 97205

Send all tax statements to:

Robert W. Graham, Trustee
Robert W. Graham Trust
2140 Home Avenue
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

ROBERT W. GRAHAM, Grantor, conveys and warrants to Robert W. Graham, Trustee, ROBERT W. GRAHAM TRUST, u/a dated June 20, 2007, Grantee, the real property commonly known as 2142 - 2144 Home Avenue, Klamath Falls, situated in the County of Klamath, State of Oregon, and more particularly described as follows.

Lot 317, Block 111, MILLS ADDITION to the City of Klamath Falls, in Klamath County, Oregon, according to the official plat thereof on the file in the office of the County Clerk of Klamath County, Oregon.

Map: R-3809-33AC-10600-000

("Property")

The Property is free of all encumbrances except covenants, conditions, restrictions, and easements of record, if any, and those apparent on the land.

The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised. The Property is being transferred for estate planning purposes.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are to be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has 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 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 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 195.300, 195.301 AND 195.305 to 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 10th day of March, 2008.

GRANTOR:

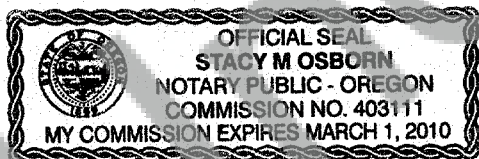
Robert W. Graham
ROBERT W. GRAHAM

STATE OF OREGON)

) ss.

County of Klamath)

This instrument was acknowledged before me on March 10th, 2008 by Robert W. Graham.



Stacy M. Osborn
Notary Public for Oregon
My Commission Expires: March 1, 2010

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