

2008-011310

Klamath County, Oregon



00051247200800113100010018

08/11/2008 10:04:50 AM

Fee: \$21.00

After recording return to:

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

Mail tax statements to:

Carrie Harris and Flor Marquina, Trustees
942 NW 33rd Street
Corvallis, Oregon, 97330

WARRANTY DEED

Carrie E. Harris and Flor D. Marquina, hereinafter called grantors, do hereby grant, convey, and warrant unto Carrie Harris and Flor Marquina, Trustees of the Carrie Harris Living Trust dated July 24, 2008, as to an undivided one-half interest; and unto Flor Marquina and Carrie Harris, Trustees of the Flor Marquina Living Trust dated July 24, 2008, as to an undivided one-half interest, each as tenants in common, hereinafter called grantees, and unto grantees' 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:

Lot 34 in Block 1, TRACT 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Key No: 145088 2704-007A0-01100-000

The said property is free from encumbrances except covenants, easements and restrictions of record.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors, and assigns forever. This is a transfer to a living trust 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 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.

In Witness Whereof, the grantor has executed this instrument this July 24, 2008.

Carrie E. Harris

Flor D. Marquina

STATE OF OREGON, (County of Benton) ss.

This Warranty Deed is signed and acknowledged before me July 24, 2008 by Carrie Harris and Flor Marquina.

Notary Public for Oregon

