

2008-012728

Klamath County, Oregon



00053042200800127280020020

09/12/2008 08:48:49 AM

Fee: \$26.00

Until a change is requested,
send all tax statements to:
Kathleen E. Gramlich
620 Mallory Lane, NE
Keizer, OR 97303

After recording, return to:

John C. Urness
Attorney at Law
1011 Harlow Road, Suite 300
Springfield, OR 97477

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WARRANTY DEED

The true consideration for this conveyance is: Transfer to revocable living trust.

KATHLEEN E. GRAMLICH, Grantor, conveys and warrants to **KATHLEEN E. GRAMLICH** and **DAVID M. GRAMLICH**, Co-Trustees of **THE KATHLEEN E. GRAMLICH LIVING TRUST DATED AUGUST 6, 2008**, Grantee, the following described real property, situated in Klamath County, Oregon, to wit:

Lot 1, Block 10 FIRST ADDITION TO RIVER PINE ESTATES, County of
Klamath and State of Oregon

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 for easements, reservations, restrictions and encumbrances of record, 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 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.

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.

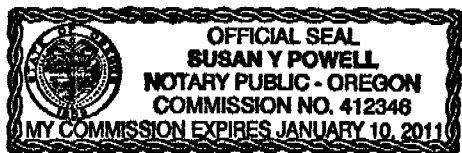
DATED this 6th day of August, 2008.



KATHLEEN E. GRAMLICH

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above-named **KATHLEEN E. GRAMLICH**, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 6th day of August, 2008.




Notary Public for Oregon
My Commission Expires: 1-10-2011