

AFTER RECORDING, RETURN TO:
L. Arthur Groth and Susan E. Groth, Trustees
4461 Day Drive
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statements to:
L. Arthur Groth and Susan E. Groth, Trustees
4461 Day Drive
Klamath Falls, OR 97603

2008-016775
Klamath County, Oregon



12/23/2008 01:44:05 PM

Fee: \$21.00

WARRANTY DEED

L. Arthur Groth and Susan E. Groth, "Grantors," hereby conveys, grants, sells and warrants, to L. Arthur Groth and Susan E. Groth, as Trustees of the *L. Arthur Groth and Susan E. Groth Joint Revocable Living Trust* under agreement dated December 18, 2008, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, free of encumbrances except for matters of public record:

Lot 16, Block 19 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
(Commonly known as 6411 Harlan Drive, Klamath Falls, Oregon)

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) AND GRANTEE(S)' HEIRS 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 GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 18 day of December, 2008.

L. Arthur Groth
L. ARTHUR GROTH

Susan E. Groth
SUSAN E. GROTH

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 18 day of Dec, 2008 by L. Arthur Groth and Susan E. Groth.



B
Notary Public for Oregon