

2009-000351

Klamath County, Oregon



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01/13/2009 09:16:42 AM

Fee: \$26.00

[reserve for recorder]

GRANTOR: DOUGLAS H. BRAZIL, Successor Trustee of the S. R. BRAZIL FAMILY TRUST, U/T/A DTD 1/23/87, as amended	UNTIL A CHANGE IS REQUESTED, SEND A&L TAX STATEMENTS TO: No Change
GRANTEE: DOUGLAS H. BRAZIL, Trustee of the S. R. BRAZIL FAMILY TRUST A and Trustee of the S. R. BRAZIL FAMILY TRUST B CONSIDERATION: \$None [Estate Planning Purposes]	AFTER RECORDING, RETURN TO: James L. Casteel CASTEEL & CARSON 2035 NE 42nd Avenue Portland, OR 97213

WARRANTY DEED

DOUGLAS H. BRAZIL, Successor Trustee of the S. R. BRAZIL FAMILY TRUST, U/T/A DTD 1/23/87, as amended, Grantor, conveys and warrants to DOUGLAS H. BRAZIL, Trustee of the S. R. BRAZIL FAMILY TRUST A, an undivided one-half (1/2) interest and conveys and warrants to DOUGLAS H. BRAZIL, Trustee of the S. R. BRAZIL FAMILY TRUST B, an undivided one-half (1/2) interest, Grantee, in and to the following described real property, free of encumbrances except as specifically set forth herein, and matters of public record, situated in Klamath County, Oregon, to wit:

Lot 24, Block 1, BELLA VISTA TRACT No. 1235, in the County of
Klamath, State of Oregon.

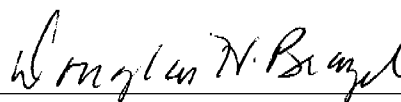
The liability and the obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of Grantor to preserve existing title insurance coverage. 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 consideration for this conveyance is \$None (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 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.

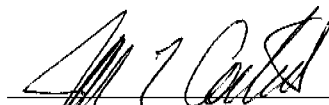
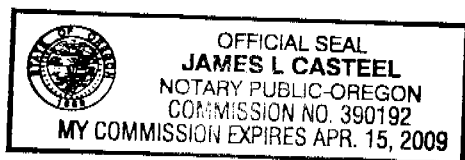
DATED: January 9, 2009.



DOUGLAS H. BRAZIL, Successor Trustee of the
S. R. BRAZIL FAMILY TRUST, U/T/A DTD
1/23/87, as amended, Grantor

STATE OF OREGON)
) ss.
County of Multnomah)

Personally appeared before me this 9th day of January, 2009, the above named DOUGLAS H. BRAZIL, Successor Trustee of the S. R. BRAZIL FAMILY TRUST, U/T/A DTD 1/23/87, as amended, and acknowledged the foregoing instrument to be his voluntary act and deed.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/15/2009

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