

2009-004799

Klamath County, Oregon



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04/07/2009 10:01:11 AM

Fee: \$26.00

reception No. _____, Records of Deeds of said
County.

Witness my hand and seal of County affixed.

Name _____ Title _____

By _____, Deputy

Frank L. King, Jr. and Virginia L. King, as Trustees of the Frank L. King, Jr. and Virginia L. King 1979 Living Trust, UDA August 22, 1979 4318 LA HABRA WAY KLAMATH FALLS, OREGON Grantor's Name and Address	<div data-bbox="922 308 1341 359" data-label="Text">reception No. _____, Records of Deeds of said County.</div> <div data-bbox="922 357 1305 384" data-label="Text">Witness my hand and seal of County affixed.</div> <div data-bbox="922 405 1157 432" data-label="Text">Name _____ Title _____</div> <div data-bbox="922 430 1159 455" data-label="Text">By _____, Deputy</div>
Frank L. King and Virginia L. King, as Trustees of the Frank L. and Virginia L. King Living Trust, under declaration of trust dated _____, 2009 4318 LA HABRA WAY KLAMATH FALLS, OREGON Grantee's Name and Address	
After recording return to (Name, Address, Zip): James T. Dunn Martin Bischoff LLP 888 S.W. Fifth Avenue, Suite 900 Portland, OR 97204	
Until requested send all tax statements to (Name, Address, Zip): No Change	

WARRANTY DEED

Frank L. King, Jr. and Virginia L. King, as Trustees of the Frank L. King, Jr. and Virginia L. King 1979 Living Trust, UDA August 22, 1979, "Grantors", hereby convey and warrant, to Frank L. King and Virginia L. King, as Trustees of the Frank L. and Virginia L. King Living Trust, under declaration of trust dated March 3, 2009, and their Successors in Trust, "Grantees," the following real property, free of encumbrances except for matters of public record:

LOT 9 IN BLOCK 21 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

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to a standard policy of title insurance containing exceptions for matters of public record. It is the intention of the Grantors 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. However, the actual consideration consists of or includes other property or value given or promised which is ____ part of the _XX_ the whole (indicate which) consideration. (Here comply with the requirements of ORS 93.030).

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

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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 3 day of March, 2009.

Frank L. King, Jr.
Frank L. King, Jr.

Virginia L. King
Virginia L. King

State of Oregon)
)ss.

County of Klamath

This instrument was acknowledged before me on March 3, 2009 by Frank L. King, Jr. and Virginia L. King.

Wendy Young
Notary Public of Oregon
My Commission Expires: 8.31.2011

