

2009-010702

Klamath County, Oregon



00070756200900107020020026

08/10/2009 10:14:02 AM

Fee: \$26.00

After Recording Return To:

Melya Stylos, LLC
PO Box 51077
Eugene, OR 97405

Send Tax Statements To:

Ray & Susan Thomas
316 Plumosa Avenue
Vista, CA 92083

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that RAY R. THOMAS, JR. (hereinafter "Grantor"), for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RAY RICHARD THOMAS, JR. and SUSAN LYNN THOMAS, trustees of the RAY RICHARD THOMAS, JR. AND SUSAN LYNN THOMAS 2009 TRUST, (hereinafter called "Grantee"), and unto Grantee's heirs, successors, and assigns, the following real property, free of encumbrances except for matters of public record:

Lot 20, Block 15, FIRST ADDITION TO KLAMATH FOREST ESTATES,
as recorded in Klamath County, Oregon.

The true consideration paid for this conveyance is \$0. The actual consideration consists of transfer of title of this property pursuant to the terms of the above-named Trust to place real property in a said Trust.

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.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS 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 GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. 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.

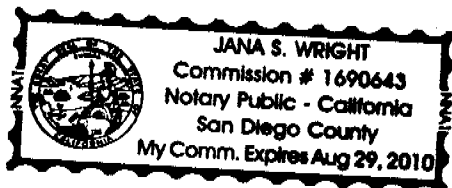
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

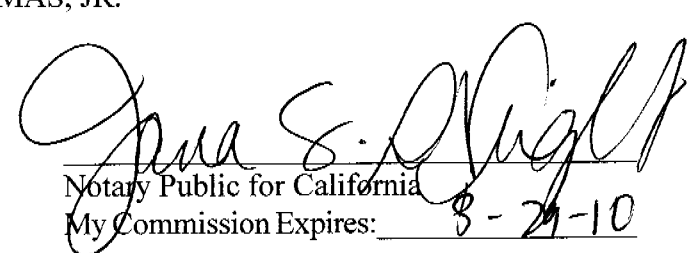
IN WITNESS WHEREOF, the Grantor has executed this instrument this 21 day of July, 2009;


RAY R. THOMAS, JR.

STATE OF CALIFORNIA)
) ss.
County of San Diego)

On this 21 day of JULY, 2009, the foregoing instrument was acknowledged before me by RAY R. THOMAS, JR.




Notary Public for California

My Commission Expires: 8-29-10