

2010-000423

Klamath County, Oregon



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01/13/2010 10:04:53 AM

Fee: \$42.00

MAIL TAX STATEMENTS TO:

Trustee of the Roy H. Richards Trust
1624 N. Arboleda Drive
Merced, CA 95340

AFTER RECORDING RETURN TO:

Amy K. LeFore, Attorney
PO Box 470
Salem, OR 97308

WARRANTY DEED

Roy H. Richards, Trustee of the Betty L. Richards Trust Agreement dated April 20, 2000,
Grantor, conveys to ***Roy H. Richards, Trustee of the Roy H. Richards Trust under the Betty L. Richards Trust dated April 20, 2000,*** Grantee, the following described real property situated in the County of Klamath, State of Oregon:

Lots 3 and 4 in Block 3 of resubdivision of a portion of McLoughlin Heights, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 as specifically set forth herein, 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.

The true and actual consideration stated in terms of dollars is NONE.

The following is the notice as required by Oregon law: "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 195.356 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 195.356 AND SECTIONS 5 TO 11 CHAPTER 424, OREGON LAWS 2007."

WITNESS Grantor's hand this 6 day of January, 2010.

Roy H. Richards
Roy H. Richards, Trustee of the Betty L. Richards
Trust Agreement dated April 20, 2000

State of California
County of Merced) ss.

On this 6 day of January, 2010, personally appeared the above named **Roy H. Richards, Trustee of the Betty L. Richards Trust Agreement dated April 20, 2000**, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Emily Tanzillo
Notary Public for State of California
My Commission Expires: 10-26-2012

