

2010-001977

Klamath County, Oregon



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02/08/2010 09:49:12 AM

Fee: \$42.00

WARRANTY DEED -- STATUTORY FORM

Grantor: E. Lorraine King
Grantee: Lorraine King, Trustee
After recording return to:
Lorraine King, Trustee
14514 Helen Street SE
Jefferson, OR 97352

Address for tax statements:

Lorraine King, Trustee
14514 Helen Street SE
Jefferson, OR 97352

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title to avoid probate.

E. LORRAINE KING, aka LORRAINE KING, Grantor, conveys and warrants to LORRAINE KING, Trustee of the LORRAINE KING Revocable Living Trust dated February 1, 2010, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

Klamath County Assessor's Acct. No. R153167, Map No. R-2409-030AC, Tax Lot 5000 described as follows:

Lots 1 thru 6, inclusive in Block 18 of Crescent, Klamath County, Oregon.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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.

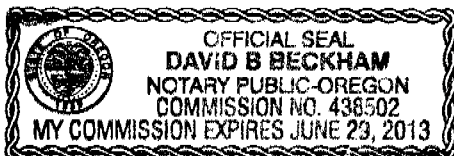
Dated this 1st day of February, 2010

E. Lorraine King

E. LORRAINE KING, aka
LORRAINE KING

STATE OF OREGON)
County of Linn) ss. February 1, 2010.

Personally appeared the above-named **LORRAINE KING** and acknowledged the foregoing instrument to be her voluntary act and deed.



David B Beckham

Notary Public for Oregon

My Commission expires: 6-29-2013

Unofficial Copy