

2010-009621

Klamath County, Oregon



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08/13/2010 08:55:03 AM

Fee: \$42.00

Grantor's Name and Address

GREGORY A. LARA, JR.
(AKA GREGORY ALLEN LARA, JR.)
4860 HILYARD AVENUE
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

GREG A. LARA, JR., TRUSTEE
GREG A. LARA, JR. FAMILY TRUST
DATED JUNE 17, 2010
4860 HILYARD AVENUE
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE

MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

GREG A. LARA, JR.

4860 HILYARD AVENUE

KLAMATH FALLS, OREGON 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that GREGORY A. LARA, JR. (AKA GREGORY ALLEN LARA, JR.), hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GREG A. LARA, JR., TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE GREG A. LARA, JR. FAMILY TRUST DATED JUNE 17, 2010, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the 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 any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17th day of June, 2010, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTION S 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

GREGORY A. LARA, JR.
(AKA GREGORY ALLEN LARA, JR.)

State of Oregon)

: ss.

County of Klamath)

Before me this 17th day of June, 2010, personally appeared GREGORY A. LARA, JR. (AKA GREGORY ALLEN LARA JR.), and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public of Oregon

My Commission expires: 10/31/2011

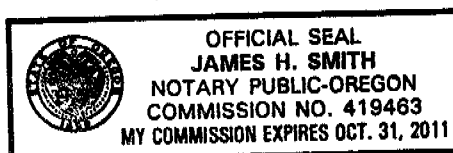


EXHIBIT "A"

PARCEL ONE: (4860 Hilyard Avenue, Klamath Falls, Oregon)

Beginning at an iron rod located North 89°48' West 308.49 feet and South 60 feet of the intersection of the O.C. & E. Railroad Southerly right of way line and the North Section line of Section 11, Township 39 South, Range 9, East of the Willamette Meridian; thence South 194.79 feet; thence South 46°30' West 93.63 feet; thence North 43°30' West 40.59 feet to an iron rod; thence North 0°12' East 229.93 feet to an iron rod on the South line of Hilyard Avenue; thence East 95.07 feet, more or less, to the point of beginning, being a portion of Tract 4 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL TWO: (600-602 Broad Street, Klamath Falls, Oregon)

Lots 14B and 15A in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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