

After Recording, return to:  
Leta A. Larsen, Trustor/Trustee  
6302 Harlan Drive  
Klamath Falls, OR 97603

2010-010946  
Klamath County, Oregon



00090279201000109460010015

09/15/2010 10:53:36 AM

Fee: \$37.00

Until requested otherwise, send all  
tax statements to:

Leta A. Larsen, Trustor/Trustee  
6302 Harlan Drive  
Klamath Falls, OR 97603

## WARRANTY DEED

**LETA A. LARSEN**, "Grantor," hereby convey and warrant, to **Leta A. Larsen**, as Trustee of the Leta A. Larsen Revocable Living Trust under agreement dated September 10, 2010, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, free of encumbrances except for matters of public record:

Lot 20 in Block 3, TRACT 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 6302 Harlan Drive, Klamath Falls, Oregon 97603.

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 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 GRANTOR 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 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10 day of September, 2010.

Leta A. Larsen  
LETA A. LARSEN

STATE OF OREGON                     )  
  ) ss.  
County of KLAMATH                 )

The foregoing instrument was acknowledged before me this 10 day of September, 2010 by Leta A. Larsen.



[Signature]  
Notary Public for Oregon

Recorded & Cured