

2010-011375

Klamath County, Oregon

After recording return to:

John D. Sorlie  
Bryant, Lovlien & Jarvis, P.C.  
PO Box 880  
Bend, Oregon 97709



00090769201000113750020020

09/27/2010 09:23:49 AM

Fee: \$42.00

Until a change is requested, all tax statements  
shall be sent to the following address:

James Terhaar and Kelly Esterbrook, as Trustees of the  
James Terhaar and Kelly Esterbrook Revocable Trust dated  
16322 Skyliners Road  
Bend, OR 97701

### WARRANTY DEED

Other property or value was either part or the whole consideration for this conveyance.

KELLY ESTERBROOK, Grantor, conveys and warrants to JAMES TERHAAR and KELLY ESTERBROOK as Trustees of the James Terhaar and Kelly Esterbrook Revocable Trust, UTA dated November 20, 2009, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 23 Tract 1432-QUAIL POINT ESTATES, according to the official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Grantor conveys the property to Grantee subject to all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties in possession of the property would disclose.

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 a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor 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, AND SECTIONS 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.

Dated: 9/22/10

Grantor:

Kelly Esterbrook  
Kelly Esterbrook

State of Oregon )  
County of Deschutes County ) ss.

This instrument was acknowledged before me on Sept. 22, 2010, by Kelly Esterbrook.

Carol L. O'Dell  
Notary Public for Oregon

