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2011-000083

Klamath County, Oregon



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01/04/2011 09:56:42 AM

Fee: \$42.00

Barbara A. Thurman, Trustee
40117 Iris Road
Squaw Valley, California 93675

SEND ALL TAX STATEMENTS TO: See Above
TRUE CONSIDERATION: None

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BARBARA A. THURMAN, surviving spouse, hereinafter called the Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto to BARBARA ANN THURMAN, VICKI SCHIEBNER, AND CHERYL HARWOOD, Trustees of the BARBARA ANN THURMAN LIVING TRUST dated September 21, 2010, and any amendments thereto, Grantee, and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows:

Township 36 South, Range 12 East Willamet Meridian; Section 36, Northwest ¼ of Southeast ¼, with all rights and liabilities as recorded in the recording office of Klamath County, Oregon.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever. And said Grantor hereby covenants to and with said 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:

1. Taxes due and payable for the fiscal year 2010-2011, if any, or other liens or encumbrances of record or attaching after the date of execution of this Deed or which arise by, through or under Grantee;
2. Zoning ordinances, building and use restrictions and regulations, including levies, liens, assessments, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof of record; and
3. Conditions and restrictions apparent from a visual inspection of the property and restrictions discoverable in the public records of any governmental agency.

And that Grantor will warrant and forever defend the said 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.

This Deed is executed for purposes of partially funding Grantor's Revocable Living Trust, and the true and actual consideration for this conveyance is NONE.

The liability and obligations of the Grantor to Grantee and Grantee's heirs, assigns or successors in trust under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to the Grantor under any policy of title insurance issued to the Grantor. The limitations contained herein expressly do not relieve the 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 this 23 day of December, 2010.

GRANTOR:

Barbara A. Thurman

Barbara A. Thurman, Surviving Spouse-Grantor

STATE OF California)

County of Fresno)

On December 23, 2010 before me personally appeared Barbara A. Thurman, surviving spouse of Kenneth I. Thurman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same, and that by her signature on the instrument the person executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria Trujillo

