

2011-000777

Klamath County, Oregon



00095701201100007770020029

01/21/2011 11:44:56 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

FRANK AYRES, INC., A OREGON CORP
35885 S. Chiloquin Rd
Chiloquin, OR 97624

GRANTEE NAME AND ADDRESS

Frank Ayres and Karen Ayres,
Co-Trustees of the Frank and Karen
Ayres 2009 Revocable Trust
UAD April 27, 2009

35885 S. Chiloquin Rd
Chiloquin, OR 97624

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO

GRANTEES

WARRANTY DEED - STATUTORY FORM

FRANK AYRES, INC., AN OREGON CORPORATION, Grantor, of Klamath Falls, Oregon, hereby conveys and warrants to **FRANK AYRES and KAREN AYRES, Co-Trustees of the FRANK AND KAREN AYRES 2009 REVOCABLE TRUST UAD April 27, 2009**, Grantee(s) That certain real property located in Klamath County, State of Oregon legally described as follows, to wit:

Lot 17, TRACT 1301 BASIN VIEW ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #881217

3809-035AA-10000-000

SUBJECT TO: all those items of record and those apparent upon the land, if any: as of the date of this deed and those shown below, if any and the 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.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 434, 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."

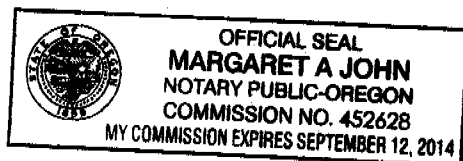
Witness the hand of said grantor this 21st day of January, 2011.

FRANK AYRES, INC., AN OREGON CORPORATION

BY: Frank L. Ayres
FRANK L. AYRES, PRESIDENT

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 21, 2011 by FRANK L. AYRES, President of the Frank Ayres, Inc., An Oregon Corporation.



Margaret John
NOTARY PUBLIC FOR OREGON 9-12-14