

AFTER RECORDING, RETURN TO:
Fred Vernon Simon, Trustee
26167 Stairline Road
Malin, OR 97632

Until requested otherwise, send all
tax statements to:
Fred Vernon Simon, Trustee
26167 Stairline Road
Malin, OR 97632

2011-006766
Klamath County, Oregon



00102775201100067660010014

06/02/2011 03:20:56 PM

Fee: \$37.00

WARRANTY DEED

Fred V. Simon, "Grantor," hereby conveys and warrants, to **Fred Vernon Simon**, as **Trustee of the Fred Vernon Simon Revocable Living Trust** under agreement dated May 17, 2011, 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:

Lots 21, 22, 23 and 24, Block C, RAILROAD ADDITION TO MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Except 30 feet off the Southerly portion thereof next to Market Street and parallel with the Northerly right of way line of said Market Street, reserved by the City of Malin in its Deed to Theodore Allan Rupert and Janice Ione Rupert, recorded October 9, 1951 in Book 250, page 311, Deed Records of Klamath County, Oregon.

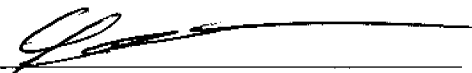
*Commonly known as 2417 6th Street, Malin, Oregon 97632.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 17 day of May, 2011.


Fred V. Simon

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 17 day of May, 2011 by Fred V. Simon.




Notary Public for Oregon
My Commission Expires: 7/31/2013

Returned @ Counter