2011-014003

Klamath County, Oregon



12/20/2011 11:29:57 AM

Fee: \$42.00

## **WARRANTY DEED**

Recording requested and when recorded return to:

Erin K. MacDonald Karnopp Petersen LLP 201 NW Wall Street, Suite 300 Bend, Oregon 97701-1957 Until a change is requested, all tax statements shall be sent to the following address:

No change

The true consideration for this conveyance is for estate planning purposes.

JAMME L. BROOKS, Grantor, conveys and warrants to JAMME L. BROOKS and JEFFREY R. PECK, as Co-Trustees of the Jamme L. Brooks Revocable Trust U/T/A dated December 9, 2011, Grantees, whose address is 537 NW 28<sup>th</sup>, Redmond, OR 97756-5505, the following described real property free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Lot 22, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

Page 1. WARRANTY DEED



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 9<sup>th</sup> day of December, 2011.

JAMME/L. BROOKS

STATE OF OREGON

County of Deschutes

) ) ss.

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 2011, by **JAMME L. BROOKS**.



NOTARY PUBLIC FOR OREGON

Page 2. WARRANTY DEED

