

2011-014037

Klamath County, Oregon



00111654201100140370020024

12/21/2011 02:14:19 PM

Fee: \$42.00

After recording return to:

Heather A. Kmetz
Sussman Shank LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205-3089

Send all tax statements to:

James R. Heyting and Donna G. Heyting,
Trustees, Heyting Family Trust
6482 Alva Avenue
Klamath Falls, OR 97603

WARRANTY DEED

James R. Heyting and Donna G. Heyting, as tenants by the entirety, Grantors, convey and warrant to James R. Heyting and Donna G. Heyting, Trustees, HEYTING FAMILY TRUST u/a dated December 14, 2011, Grantee, the real property located at 6482 Alva Avenue, Klamath Falls, Oregon, situated in the County of Klamath, State of Oregon, more particularly described as follows:

LOT 1 IN BLOCK 5 OF SECOND ADDITION TO WINEMA GARDENS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

506143

3909-001BA - 06600 - 000

("Property")

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

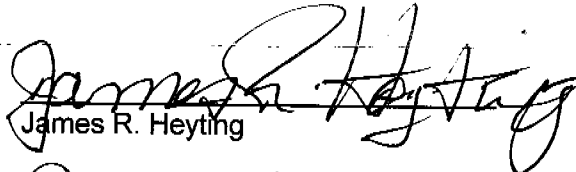
The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

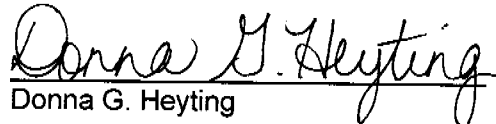
The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised.

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 December 14 2011.

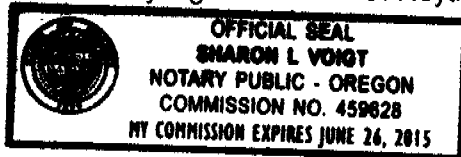
GRANTORS:



James R. Heyting


Donna G. Heyting

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on December 14 2011 by James R. Heyting and Donna G. Heyting.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-26-15

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