

After Recording, Return to:

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2012-001457

Klamath County, Oregon



00113758201200014570020029

02/09/2012 08:46:25 AM

Fee: \$42.00

Send Tax Statements to:

Gary D. Shipley, Trustee
Ann K. Shipley, Trustee
3277 Blacktail Drive
Eugene, OR 97405

STATUTORY WARRANTY DEED

Gary D. Shipley and Ann K. Shipley, of 3277 Blacktail Drive, Eugene, OR 97405, Grantors, convey and warrant to Gary D. Shipley and Ann K. Shipley, Trustees of The Shipley Family Joint Trust dated January 20, 2012, of 3277 Blacktail Drive, Eugene, OR 97405, Grantees, all of Grantors' right, title and interest in and to the real property located in Klamath County, Oregon and more particularly described as follows:

Lot 14 in Block 2 of tract 1119, LEISURE WOODS UNIT 2, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Property ID #R10712

Map Tax Lot #R-2407-007A0-06100-000

Subject to all encumbrances of record.

The true consideration for this conveyance is \$0.00. Grantors are funding their revocable living trust.

Any and all liabilities and/or obligations of Grantor to Grantee, and Grantee's heirs, successors and assigns, under the warranties and covenants contained in this deed or provided by law, shall be limited solely to the amount, nature and terms of any indemnification provided to Grantor under any title insurance policy issued for the benefit of and protecting Grantor, and Grantor shall have no liability or obligation to Grantee, and Grantee's heirs, successors and assigns, except to the extent that indemnity for such liability or obligation is provided to Grantor under any such title policy.

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

