

2012-006801

Klamath County, Oregon



00120115201200068010020026

06/21/2012 09:51:48 AM

Fee: \$42.00

GRANTORS: James Dexter  
Sharon Boyer

GRANTEES: James M. Dexter, Trustee  
Sharon A. Boyer, Trustee

UNTIL A CHANGE IS REQUESTED, ALL TAX  
STATEMENTS SHALL BE SENT TO THE FOLLOWING:

James M. Dexter, Trustee  
1406 Circle Bar Drive  
La Pine, OR 97739

AFTER RECORDING, RETURN TO:

James M. Dexter, Trustee  
1406 Circle Bar Drive  
La Pine, OR 97739

#### WARRANTY DEED

Sharon Boyer and James Dexter, Grantors, convey and warrant to James M. Dexter, Trustee of the James M. Dexter Revocable Living Trust U/T/A dated June 12, 2012, as to an undivided 50% interest as tenant in common, and to Sharon A. Boyer, Trustee of the Sharon A. Boyer Revocable Living Trust U/T/A dated, June 12, 2012, as to an undivided 50% interest as tenant in common, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, Grantees, their interest in the following real property:

Stagecoach Acres, Block 2, Lot 1, Klamath County, Oregon.

70226      R817281

SUBJECT TO covenants, conditions and restrictions of record.

The true consideration for this conveyance is LOVE AND AFFECTION.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

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. 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.

GRANTORS:

DATED: June 12, 2012

Sharon Boyer  
Sharon Boyer

James M. Dexter  
James Dexter

STATE OF OREGON                     )  
   ) ss.  
COUNTY OF KLAMATH             )

The foregoing instrument was acknowledged before me on June 12, 2012, by Sharon Boyer and James Dexter.

Sherron Urban  
Notary Public for Oregon  
My commission expires 10/28/2015

