

2012-009150

Klamath County, Oregon



00122968201200091500030036

**WARRANTY DEED**

08/20/2012 11:07:55 AM

Fee: \$47.00

Unless a change is requested,  
all tax statements shall be sent to  
Grantee at the following address:  
11121 N. Astor  
Spokane, WA 99218

After recording, this Deed  
shall be delivered to:  
Bruce Jeffrey Layman  
11121 N. Astor  
Spokane, WA 99218

The true consideration for this transfer is \$0.00.

Cecil Edward Layman and Barbara Ann Layman, Grantors, convey and warrant to  
Bruce Jeffrey Layman, Grantee, the following described real property located in Klamath County,  
Oregon:

Parcels 1 and 2 of land partition 27-04, said land partition being a replat of parcel 1 of major land  
partition 80-27 and being situated in Section 13, Township 23 South, Range 9 East of the  
Willamette Meridian, Klamath County, Oregon.

Parcels 1, 2, and 3 of land partition 60-05, said land partition being a replat of parcel 1 of major  
land partition 80-27 and being situated in Section 13, Township 23 South, Range 9 East of the  
Willamette Meridian, Klamath County, Oregon.

RESERVING, HOWEVER, TO THE GRANTORS AND TO THE SURVIVOR OF THEM, a life  
estate in that 5 acre portion of Parcel 3 of land partition 60-05, for which property taxes are paid  
under Klamath County Property Tax Account Number: R126777. Said Parcel 3 consists of 98.8  
total acres. The GRANTORS hereby give to GRANTEE, his successors and assignees the power  
to partition Parcel 3 into two separate parcels of property, one parcel consisting of the five acres  
subject to GRANTORS' life estate and the other parcel consisting of the remaining 93.8 acres.  
All costs, fees and other expenses for such partition shall be paid solely by GRANTEE, or his  
successors and assignees. GRANTORS further designate GRANTEE as their Agent and  
Attorney-In-Fact to sign any and all documents required to partition said Parcel 3.

SUBJECT TO all exceptions to coverage contained in grantor's policy or policies of title insurance insuring grantor's title to the subject property, if grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record and which an accurate survey or inquiry of parties in possession of the property would disclose.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained in this deed or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained in this paragraph specifically do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the liability of obligations.

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

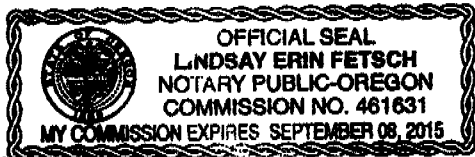
DATED August 14, 2012.

Cecil E. Layman  
Cecil Edward Layman

Barbara A Layman  
Barbara Ann Layman by Cecil Edward  
Layman, her  
attorney-in-fact

STATE OF OREGON, County of DESCUTES, ss:

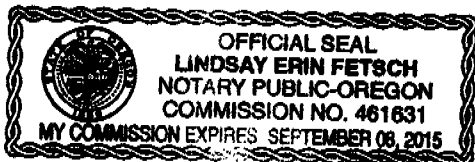
The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of  
AUGUST, 2012, by LINDSAY E. FETSCH



Lindsay E. Fetsch  
Notary Public for Oregon

STATE OF OREGON, County of DESCUTES, ss:

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of  
AUGUST, 2012, by LINDSAY E. FETSCH



Lindsay E. Fetsch  
Notary Public for Oregon