

2013-003431

Klamath County, Oregon

04/02/2013 09:00:30 AM

Fee: \$42.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Larry D. Harms and Kathleen M. Harms, Trustees of the Larry D. Harms and Kathleen M. Harms Revocable Living Trust under trust dated January 31, 2011

Grantor's Mailing Address: 5010 Sora Loop, Klamath Falls, Oregon 97601

Grantee: Larry D. Harms and Kathleen M. Harms, husband and wife, as tenants by the entirety

Grantees Mailing Address: 5010 Sora Loop, Klamath Falls, Oregon 97601

Type of Document to be Recorded: **WARRANTY DEED**

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded May 3, 2011; Doc. No. 2011-005794

Until a change is requested, all Tax Statements shall be sent to the following address:

Larry and Kathleen Harms
5010 Sora Loop
Klamath Falls, Oregon 97601

After Recording Return To:

Larry and Kathleen Harms
5010 Sora Loop
Klamath Falls, Oregon 97601

Prepared By:

Larry D. Harms
5010 Sora Loop
Klamath Falls, Oregon 97601

WARRANTY DEED

TITLE OF DOCUMENT

Larry D. Harms and Kathleen M. Harms, Trustees of the Larry D. Harms and Kathleen M. Harms Revocable Living Trust under trust dated January 31, 2011, Grantor, conveys and warrants to **Larry D. Harms and Kathleen M. Harms, husband and wife, as tenants by the entirety**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

LOT 1307, TRACT 1444, RUNNING Y RESORT, PAGE 4, 4TH ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: **R892558**

Prior Recorded Document Reference: **Deed**: Recorded **May 3, 2011**; Doc. No. **2011-005794**

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

Encumbrances (If none, so state):

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 26 day of MAR, 2013. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Larry D. Harms, Trustee Kathleen M. Harms, Trustee
Larry D. Harms, Trustee Kathleen M. Harms, Trustee

STATE OF OREGON }
COUNTY OF KLAMATH } SS

This instrument was acknowledged before me this 26 day of MAR, 2013, by **Larry D. Harms, Trustee and Kathleen M. Harms, Trustee.**

NOTARY STAMP/SEAL

Before Me:

Rhonda J Young

NOTARY PUBLIC- STATE OF OREGON

My Commission Expires: 2-6-15

