



00135977201300053870020021

05/15/2013 08:36:20 AM

Fee: \$42.00

Information Required by Statute: Type of Instrument:

**STATUTORY WARRANTY DEED** (Statutory Form)

**GRANTORS:** ANTHONY LAURENCE BROUILLETTE and NICOLE DEE

BROUILLETTE, husband and wife, as tenants by the entirety

**GRANTEES:** ANTHONY LAURENCE BROUILLETTE and NICOLE DEE BROUILLETTE,  
Trustees under the Brouillette Joint Revocable Living Trust Agreement dated May 10, 2013

**True and Actual Consideration:** \$ -0- Other valuable consideration given

**After recording, return to:**

Alissa M. Weaver, Attorney at Law

P. O. Box 146

Jacksonville, Oregon 97530

**Until requested otherwise, send all tax statements to:**

580 Blue Heron Drive

Central Point, Oregon 97502

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### WARRANTY DEED

**KNOW ALL BY THESE PRESENTS,** that ANTHONY L. BROUILLETTE and NICOLE D. BROUILLETTE, husband and wife, as tenants by the entirety, **GRANTORS**, do hereby convey and warrant the following described real property commonly known as 5720 Lombardy Lane, Klamath Falls, Oregon, unto ANTHONY LAURENCE BROUILLETTE and NICOLE DEE BROUILLETTE, TRUSTEES UNDER THE BROUILLETTE JOINT REVOCABLE LIVING TRUST AGREEMENT DATED MAY 10, 2013, **GRANTEES**, whose address is 580 Blue Heron Drive, Central Point, Oregon, 97502, free of encumbrances except as specifically set forth herein and those of record and those apparent upon the land, if any:

Parcel 1 of Land Partition 64-96 being a portion of Tract 3 of "400 Subdivision", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said partition filed July 22, 1997 in the Office of the County Clerk of Klamath County, Oregon.

#### SUBJECT TO THE FOLLOWING:

1. This property is free from liens and encumbrances, EXCEPT:  
Reservations and restrictions of record, rights of way and easements of

record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

2. Covenants, conditions, restrictions and/or easements, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

**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, 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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

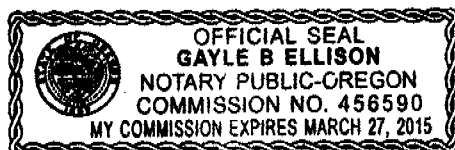
IN WITNESS WHEREOF, the Grantor has executed this instrument this 10 day of May, 2013.


  
ANTHONY L. BROUILLETTE

  
NICOLE D. BROUILLETTE

STATE OF OREGON           )  
  )SS.  
County of Jackson        )

This instrument was acknowledged before me on May 10<sup>th</sup>, 2013, by ANTHONY L. BROUILLETTE and NICOLE D. BROUILLETTE, who acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public for Oregon  
My commission expires: 3-27-2015