

2013-006717

Klamath County, Oregon



00137585201300067170020028

WARRANTY DEED

06/14/2013 08:57:45 AM

Fee: \$42.00

Unless a change is requested,
all tax statements shall be sent to
Grantee at the following address:
Same as previous

After recording, this Deed
shall be delivered to:
RYAN P. CORREA
747 SW MILL VIEW WAY
BEND OR 97702

The true consideration for this transfer is \$none.

JON G. McKELLAR and SUSAN M. McKELLAR, Grantors, convey and warrant to JON
GREGORY McKELLAR and SUSAN MARIE McKELLAR, Trustees, or a Successor Trustee, of
the Jon and Susan McKellar Trust, dated May 17, 2013, Grantee, the following described real
property located in Klamath County, Oregon:

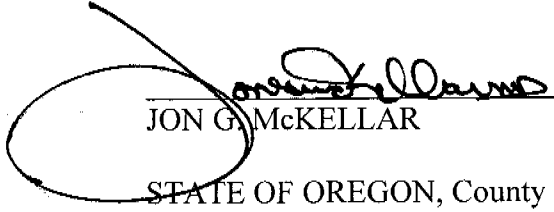
Lots 17, 18, 19 and 20, Block 36, MOUNTAIN VIEW ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

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.

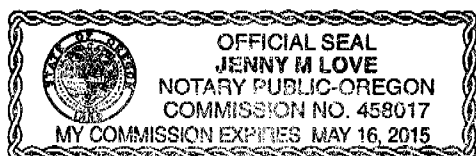
DATED 6/17/2013

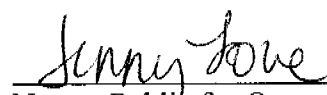

JON G. McKELLAR


SUSAN M. McKELLAR

STATE OF OREGON, County of Deschutes, ss:

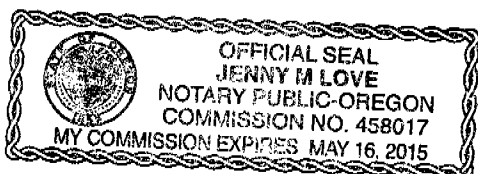
The foregoing instrument was acknowledged before me this 17 day of May, 2013, by JON G. McKELLAR.

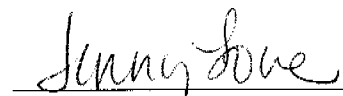



Notary Public for Oregon

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 17 day of May, 2013, by SUSAN M. McKELLAR.




Notary Public for Oregon