2014-000642 Klamath County, Oregon



01/24/2014 08:39:47 AM

Fee: \$47.00

## **WARRANTY DEED**

Recording requested and when recorded return to:

Erin K. MacDonald Karnopp Petersen LLP 1201 NW Wall Street, Suite 200 Bend, Oregon 97701 Until a change is requested, all tax statements shall be sent to the following address:

Ethel M. Kubista 344 N.E. Leo Street Madras, Oregon 97741

The true consideration for this conveyance is for estate planning purposes.

ETHEL M. KUBISTA, Grantor, conveys and warrants to ETHEL M. KUBISTA, as Trustee of the Ethel M. Kubista Revocable Trust U/T/A dated November 27, 2013, Grantee, whose address is 344 N.E. Leo St., Madras, Oregon 97741, the following described real property free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Lot Fifteen (15), Block Eight (8), of SUN FOREST ESTATES, Tract 1060, as shown by Map on file in the office of the County Recorder, County of Klamath, State of Oregon.

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

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

DATED this 27<sup>th</sup> day of November, 2013.

ETHEL M. KUBISTA

STATE OF OREGON

) ss

County of Deschutes

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2013, by **ETHEL M. KUBISTA**.

OFFICIAL SEAL
KAREN M KEMP
NOTARY PUBLIC-OREGON
COMMISSION NO. 453839
MY COMMISSION EXPIRES NOVEMBER 15, 2014

MOTARY PUBLIC FOR OREGON

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