

2014-000763

Klamath County, Oregon



00147832201400007630020027

01/28/2014 10:37:45 AM

Fee: \$47.00

TIM H. SIMPKINS and
SUSAN D. SIMPKINS, Grantors
16267 S Harding Rd.
Oregon City, OR 97045

SUSAN D. SIMPKINS and
TIM H. SIMPKINS, TRUSTEES, Grantees
16267 S Harding Rd.
Oregon City, OR 97045

After Recording Return to:
Susan & Tim Simpkins
16267 S Harding Rd.
Oregon City, OR 97045

Send all tax statements to:
Same

WARRANTY DEED - STATUTORY FORM

TIM H. SIMPKINS and SUSAN D. SIMPKINS, Grantors, convey and warrant to SUSAN D. SIMPKINS and TIM H. SIMPKINS, TRUSTEES, or the successor(s) in trust, under the SIMPKINS FAMILY LIVING TRUST, dated January 23, 2014 and any amendments thereto, Grantees, all of their interest in the following described real property situated in Klamath County, Oregon:

**The W 1/2 W 1/2 E 1/2 NE 1/4 of Section 15, Township 30 South,
Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

Klamath County Tax Account #3010-015A0-00700.

Subject to encumbrances of record.

The true and actual consideration for this conveyance is \$0.00.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or 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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 23rd day of January, 2014.

TIM H. SIMPKINS

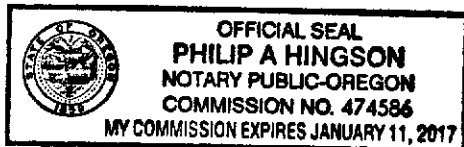
TIM H. SIMPKINS, Grantor

SUSAN D. SIMPKINS

SUSAN D. SIMPKINS, Grantor

STATE OF OREGON)
)ss.
County of Washington)

The foregoing instrument was acknowledged before me this 23rd day of January, 2014, by TIM H. SIMPKINS and SUSAN D. SIMPKINS, Grantors.



Philip A. Hingson
Notary Public for Oregon