

2014-006406

Klamath County, Oregon



00154790201400064060020023

06/17/2014 09:28:01 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

James Eagar, Legacy Estate Planning LLC
1590 SE 'N' St, Ste E, Grants Pass OR 97526

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE FOLLOWING:

William J. Stuart and Katarina M. Stuart, Trustees
688 Panther Gulch Road, Williams OR 97544

GRANTOR'S & GRANTEE'S MAILING ADDRESS:

688 Panther Gulch Road, Williams OR 97544

WARRANTY DEED

William J. Stuart and Katarina Stuart Grantors, convey and warrant to William J. Stuart and Katarina M. Stuart, Trustees, or their successors in interest, of the William J. Stuart and Katarina M. Stuart Living Trust dated April 4, 2014, and any amendments thereto, the following real property:

The Northwesterly 50 feet of Lots 14 and 15 in Block 28, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO covenants, conditions and restrictions of record.

The true consideration for this conveyance is None.

Commonly known as: 825 Dolores Ave, Klamath Falls OR 97601.


The liability and obligations of Settlor 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 Settlor under any title insurance policy, and Settlor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Settlor under any title insurance policy. The limitations contained in this paragraph specifically do not relieve Settlor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the 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. 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.

NOTE: The attorney preparing this instrument has not examined the title to the real property described herein and expresses no opinion regarding the title to said real property.

Dated this 1st day of May, 2014.

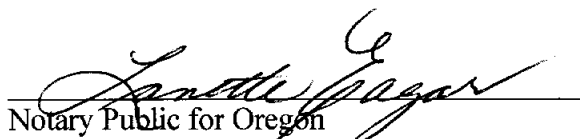

William J. Stuart


Katarina Stuart

State of Oregon)
) ss.
County of Josephine)

This instrument was acknowledged before me on the 1st day of May, 2014, by William Joseph Stuart and Katarina M. Stuart.




Notary Public for Oregon

