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2014-007962

Klamath County, Oregon

07/31/2014 09:35:48 AM

Fee: \$47.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Arliss D Reeder

1641 Llanada Street

Klamath Falls, Oregon, 97601

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### WARRANTY DEED

THE GRANTOR(S),

- The Reeder Loving Trust, Arliss D. Reeder, Trustee,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Arliss D. Reeder, 1641 Llanada Street, Klamath Falls, Klamath County, Oregon, 97601,

- Terry D. Reeder, 520 Doty, Apt. B, Klamath Falls, Klamath County, Oregon, 97601,

- Roxana G. Reeder, 2401 W Southern Ave, Lot 424, Tempe, Maricopa County, Arizona, 85282,

- Mona L. Zaccagni, 1951 Roundstone Drive, Galt, Sacramento County, California, 95632,

with rights of survivorship, the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

(legal description): Lots 1, 2 & 3 of Block 87, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

First American Title Ins. Co. has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

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EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: R299359

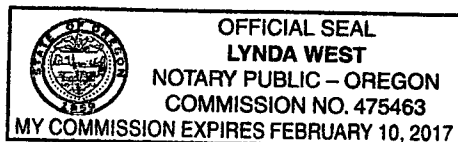
**Grantor Signatures:**

DATED: 7-31-14

Arliss D. Reeder  
Arliss D. Reeder, Trustee on behalf of  
The Reeder Loving Trust  
1641 Llanada Street  
Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 31 day of July 2014,  
\_\_\_\_\_ by Arliss D. Reeder on behalf of The Reeder Loving Trust.



Lynda West  
Notary Public  
ESCROW OFFICER  
Title (and Rank)

My commission expires 2-10-17