

SEND TAX STATEMENTS TO:

Myrtle A. Rippy, Trustee
PO Box 285, Merrill, OR 97633

AFTER RECORDING, RETURN TO:

Evans ♦ Batlan, Attorneys at Law
969 - 13th Street SE
Salem, OR 97302

2014-008636

Klamath County, Oregon



00157560201400086360010017

08/19/2014 10:15:06 AM

Fee: \$42.00

The true and actual consideration for this transfer is nonmonetary.

WARRANTY DEED

MYRTLE A. RIPPY, Grantor

Conveys and warrants to

MYRTLE A. RIPPY and DEBANN M. RIPPY, Trustees of the RIPPY LIVING TRUST,
dated August 11, 2014, and any amendments thereto, Grantee

All the following described real property situated in Klamath County, State of Oregon, commonly known as 225 Polk St., Merrill, OR 97633 and more specifically described as:

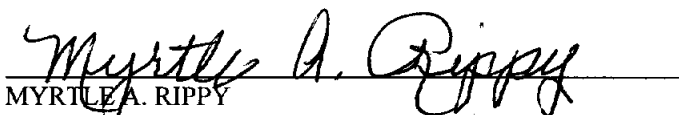
LOT 7, BLOCK 24 OF TOWN OF MERRILL, KLAMATH COUNTY, OREGON, ACCORDING TO THE DULY
RECORDED PLAT THEREOF ON FILE IN KLAMATH COUNTY, OREGON; SUBJECT TO RIGHTS OF WAY
OF RECORD OR APPARENT UPON THE LAND. **Tax Account No. R121610**

free from encumbrances except those of record. 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 any policy of title insurance issued to Grantor at the time Grantor acquired the property. 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.

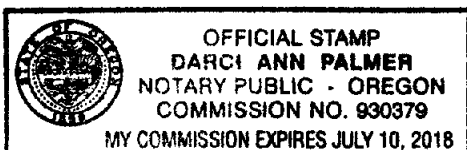
Dated: August 11, 2014

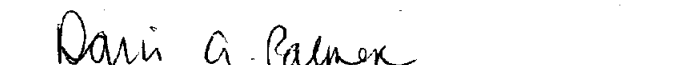
Grantor


MYRTLE A. RIPPY

STATE OF OREGON, County of Marion) ss.

Personally appeared before me on August 11, 2014, MYRTLE A. RIPPY and acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Oregon
My Commission Expires on: July 10, 2018