

2014-012579

Klamath County, Oregon



00162326201400125790030032

After Recording, Return To:

Steven R. Bennett
121 SW Morrison St Ste 600
Portland OR 97204

12/05/2014 08:59:19 AM

Fee: \$52.00

**Until a Change Is Requested, All
Tax Statements Shall Be Sent to
the Following Address:**

No Change

SPECIAL WARRANTY DEED

LONNY E. BALEY and NANCY L. BALEY, husband and wife, Grantors, for the consideration hereinafter stated, do hereby convey and specially warrant unto LONNY E. BALEY, as trustee of the Lon Baley Living Trust dated December 1, 2014, and NANCY L. BALEY, as trustee of the NANCY BALEY Living Trust dated December 1, 2014, each as to an undivided fifty percent (50%) interest as tenants in common, Grantees, the real property commonly known as 20017 Hwy 39, Klamath Falls , Oregon situated in Klamath County, Oregon, which property is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

The said property is free from encumbrances created or suffered by Grantors except those encumbrances of record as of the date hereof.

The true consideration for this conveyance is \$0. By this deed, Grantors transfer the subject property into Grantors' Living Trusts, for estate planning purposes only. Grantors are the sole beneficiaries of such trusts, and this transfer will not result in any change in the beneficial interests in such property.

The liability and obligations of the Grantors to Grantees and Grantees' 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 Grantors under a standard policy of title insurance. The limitations contained herein do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and extent of such liability or obligations.


DATED effective December 1, 2014.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

GRANTORS:



LONNY E. BALEY


NANCY L. BALEY

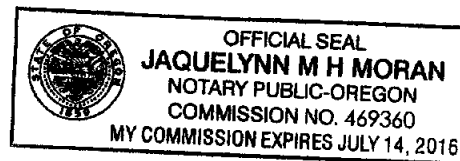
STATE OF OREGON)
) ss.
County of Multnomah)

I certify that I know or have satisfactory evidence that LONNY E. BALEY is the person who appeared before me, and he acknowledged that he signed this instrument and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 18th day of December, 2014.

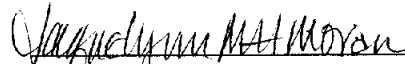

NOTARY PUBLIC for Oregon

STATE OF OREGON)
) ss.
County of Multnomah)



I certify that I know or have satisfactory evidence that NANCY L. BALEY is the person who appeared before me, and she acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 18th day of December, 2014.


NOTARY PUBLIC for Oregon

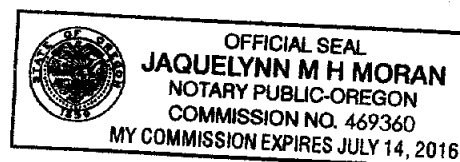


EXHIBIT A

A tract of land situated in the SE 1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of state Highway 39 from which the South quarter corner of Section 34 bears South 09 degrees 14' 10" West 2092.91 feet; thence South 89 degrees 45' 16" East, along an existing fence, 1261.58 feet; thence South 00 degrees 14' 44" West 213.00 feet; thence North 89 degrees 45' 16" West 1036.37 feet to the Easterly right of way line of said highway; thence North 46 degrees 21' 00" West 309.98 feet to the point of beginning.

CODE 18 MAP 4010-3400 TL 1000