

AFTER RECORDING, RETURN TO:

Bonnie A. Lam, Attorney
111 N. 7th Street
Klamath Falls, OR 97601

Grantor/Grantee:

Deen and Dottie Hartshorn, Trustees
5004 Mazama Drive
Klamath Falls, OR 97603

Until requested otherwise, send all

tax statements to:

Deen and Dottie Hartshorn, Trustees
5004 Mazama Drive
Klamath Falls, OR 97603

2015-001160

Klamath County, Oregon



00164894201500011600010017

02/10/2015 09:30:08 AM

Fee: \$42.00

WARRANTY DEED

Deen Hartshorn "Grantor," hereby conveys, grants, sells and warrants, to **Deen Hartshorn and Dottie Hartshorn**, as Trustees of the *Hartshorn Family Revocable Living Trust* under agreement dated August 18, 2011, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

The Westerly 65 feet of Lots 45, 46, 47 and 48 of Block 6 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 5 day of FEB, 2015.

DEEN HARTSHORN

STATE OF OREGON)

County of KLAMATH)

) ss.
)

The foregoing instrument was acknowledged before me this 5th day of February, 2015 by **Deen Hartshorn**.

Rose A. Garcia

Notary Public for Oregon

My Commission Expires: February 27, 2018

