

2015-001167

Klamath County, Oregon



00164902201500011670020029

02/10/2015 10:16:28 AM

Fee: \$47.00

After recording return to:

Heather A. Kmetz
Sussman Shank LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205-3089

Send all tax statements to:

Douglas R. Riese, Trustee
Douglas R. Riese Trust
5919 Sunset Ridge Road
Klamath Falls, OR 97601

WARRANTY DEED

Douglas Riese, surviving spouse of Edra J. Riese, Grantor, conveys and warrants to Douglas R. Riese, Trustee of the Douglas R. Riese Trust under agreement dated February 5, 2015, Grantee, the real property located at 2502 Radcliffe Avenue, Klamath Falls, Oregon, situated in the County of Klamath, State of Oregon, more particularly described as follows ("Property"):

Lot 7 in Block 309 of DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 2, Map 3908-33DD, Tax Lot 9300.

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 are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised.

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.

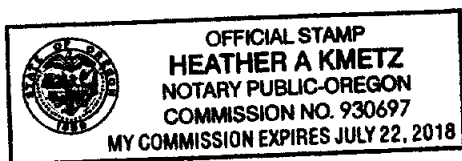
DATED February 5 2015.

GRANTOR:

Douglas R. Riese
Douglas R. Riese

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on February 5, 2015 by Douglas R. Riese.



Heather Kmetz
NOTARY PUBLIC FOR OREGON
My Commission Expires July 22, 2018

*22741-001WARRANTY DEED - 2502 RADCLIFFE AVENUE KLAMATH FALLS (02031913);1