

TAX STATEMENT

Until a change is requested, the county clerk shall send tax statements to the following address and after recording, the county clerk shall return the deed to:

WILLIAM M. LEMMON
IRENE LEMMON
2037 Pine Grove Road
Rogue River, OR 97537

IDENTIFYING INFORMATION GRANTORS:

WILLIAM M. LEMMON
IRENE LEMMON
2037 Pine Grove Road
Rogue River, OR 97537

GRANTEES:

WILLIAM M. LEMMON and IRENE LEMMON as
Trustees of the WILLIAMS REVOCABLE TRUST,
u/a/d/ March 9, 2015
2037 Pine Grove Road
Rogue River, OR 97537

2015-003366

Klamath County, Oregon



00167726201500033660010015

04/13/2015 09:16:32 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

WILLIAM M. LEMMON and IRENE LEMMON as Grantors, convey and warrant to WILLIAM M. LEMMON and IRENE LEMMON, as Trustees of the WILLIAMS REVOCABLE TRUST, u/a/d/ the February 5, 2015, as Grantees, the following described real property free of liens and encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon: commonly known as: 5128 Snow Goose Drive, Bonanza, Klamath County, Oregon. More particularly described as follows:

Lot 5, Block 53, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
CODE 114, MAP 3811-014C0 TL 01800 KEY# 468103

(Scrivener is in no way responsible for the accuracy of this description.)

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$0.

"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."

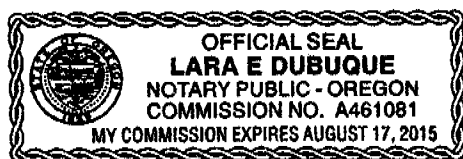
DATED the 5th day of February, 2015.

William M. Lemmon
WILLIAM M. LEMMON

Irene L. Lemmon
IRENE LEMMON

STATE OF OREGON)s.s.
COUNTY OF JOSEPHINE)

The foregoing was acknowledge before me the 5th day of February, 2015, by
WILLIAM M. LEMMON and IRENE LEMMON.



Lara E Dubuque
NOTARY PUBLIC FOR OREGON
My commission Expires: 8-17-15