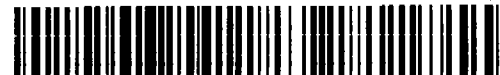


Recorded
Melinda Brown's
Office

2015-003680

Klamath County, Oregon



00168090201500036800030039

04/20/2015 03:42:50 PM

Fee: \$52.00

After recording, please send to:
Tom and Kimberly Luna
4720 Sunset Ridge
Klamath Falls, OR 97601

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 20th day of April, 2015.

By Grantors: **Tom Luna and Kimberly Luna,**
To Grantees: **Tom Luna and Kimberly Luna, as trustees of the Tom Luna and Kimberly Luna Joint Revocable Living Trust dated April 20, 2015.**

WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

SEE Exhibit A, which is incorporated herein.

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

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IN WITNESS WHEREOF, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Tom Luna

Kimberly Luna

Witness

STATE OF OREGON)

County of Klamath)

ss.

The above-mentioned persons, Tom Luna and Kimberly, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 20 day of April, 2015.

Notary Public for Oregon
My Commission Expires: _____



18+ 2258979-ALF



After recording return to:
Tom Luna and Kimberly Luna
4720 Sunset Ridge Road
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Tom Luna and Kimberly Luna
4720 Sunset Ridge Road
Klamath Falls, OR 97601

File No.: 7021-2258979 (ALF)
Date: May 22, 2014

2014-008454

Klamath County, Oregon

08/13/2014 01:00:43 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Eleanor M Klump trustee of the Eleanor M Klump Trust, Grantor, conveys and warrants to Tom Luna and Kimberly Luna, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the iron pin marking the Northeast corner of Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 8°26' West along the West boundary of that parcel described in Klamath County Deed Records Volume M68 page 1815, 293.50 feet to an iron pin; thence South 29°48' West, 362.23 feet to an iron pin marking the Southwest corner of that parcel described in Klamath County Deed Records Volume M68 page 1815; thence North 53°13' West 106.08 feet to an iron pin; thence North 61°27' West 722.02 feet; thence North 80°19' West 38.30 feet; thence North 189.63 feet to a point on the North boundary line of said Government Lot 2; thence East along said North boundary line 980.00 feet to the point of beginning. EXCEPTING a 60 foot strip along the South Boundary and a 60 foot strip along the East boundary for roads.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$475,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00