



00169364201500047660020025

After recording, return to:

Jim N. Slothower
205 NW Franklin Ave
Bend, OR 97701

05/12/2015 09:00:11 AM

Fee: \$47.00

Until a change is requested, tax statements shall be sent to:
Samuel and Kathryn Angér, 61169 Ridgewater Loop, Bend, OR 97702

WARRANTY DEED

SAMUEL J. ANGÉR and KATHRYN I. ANGÉR, as husband and wife, Grantors, whose address is 61169 Ridgewater Loop, Bend, Oregon, 97702, hereby convey and warrant to **THE ANGÉR FAMILY TRUST** established under a Joint Revocable Living Trust Agreement, dated April 30, 2015, Samuel J. and Kathryn I. Angér, Trustees, or to any successor trustee of such Trust, Grantees, the real property in Klamath County, Oregon described as follows, free of encumbrances except for matters of public record:

**Lot 13, Block 1 of Sprague River Valley Acres, as per plat
Recorded in records of said county.**

For Information Purposes Only: **Map and Tax Lot:R-3512-035B0-01800, Account:R293729**

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 SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR 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 GRANTOR 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 other than money (implementation of estate plan).

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, AND SECTIONS 2 TO 7, CHAPTER, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 30 day of April, 2015

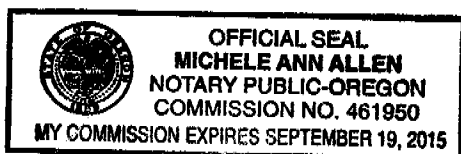

Samuel J. Anger


Kathryn I. Anger

STATE OF OREGON }
County of Deschutes } ss:

Personally appeared SAMUEL J. ANGÉR and KATHRYN I. ANGÉR, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 30th day of April, 2015.




Notary Public of Oregon 9/19/15
My Commission Expires: 9/29/2018