

AFTER RECORDING, RETURN TO:

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

2015-006033

Klamath County, Oregon



00170856201500060330010014

06/10/2015 11:16:52 AM

Fee: \$42.00

Grantor/Grantee:

Kathie J. Lang & James W. Ballard/Trustor-Trustee
4840 Round Lake Road
Klamath Falls, OR 97601

Until requested otherwise, send all

tax statements to:

Kathie J. Lang & James W. Ballard/Trustor-Trustee
4840 Round Lake Road
Klamath Falls, OR 97601

WARRANTY DEED

Kathie J. Lang and James W. Ballard "Grantor," hereby conveys, grants, sells and warrants, to **James W. Ballard and Kathie J. Lang**, as Trustees of the **James W. Ballard and Kathie J. Lang Joint Revocable Living Trust** under agreement dated June 8, 2015, 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 N ½ SW ¼ SW ¼ of Section 17, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO 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 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 8th day of June, 2015.

Kathie J. Lang
KATHIE J. LANG

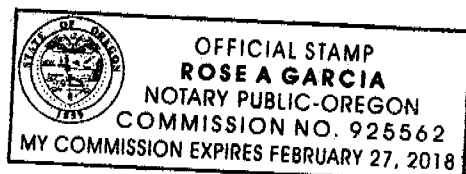
James W. Ballard
JAMES W. BALLARD

STATE OF OREGON)

) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 8th day of June, 2015 by **Kathie J. Lang and James W. Ballard.**



Rose A. Garcia
Notary Public for Oregon

My Commission Expires: February 27, 2018