

2015-006584

Klamath County, Oregon



00171544201500065840030036

06/23/2015 09:34:01 AM

Fee: \$52.00

Until a change is requested,
send all tax statements to:

After recording, return to:

Lawrence Bruce Tait, Co-Trustee
Mary A. Tait, Co-Trustee
The Tait Living Trust
Dated June 18, 2015
88780 Fisher Road
Eugene, Oregon 97402

John C. Urness
1011 Harlow Road, Suite 300
Springfield, OR 97477

* * * * *

CONSIDERATION: transfer to revocable living trust.

WARRANTY DEED

LAWRENCE B. TAIT, Grantor, conveys and warrants to **LAWRENCE BRUCE TAIT** and **MARY A. TAIT**, Co-Trustees of **THE TAIT LIVING TRUST DATED JUNE 18, 2015**, Grantee, the following described real property, situated in Klamath County, Oregon, to wit:

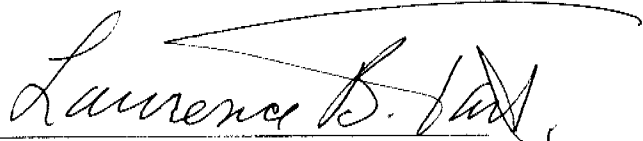
See Exhibit "A" attached hereto.

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 for easements, reservations, restrictions and encumbrances of record, 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 Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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

DATED this 18th day of June, 2015.

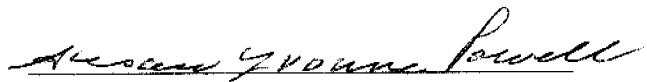
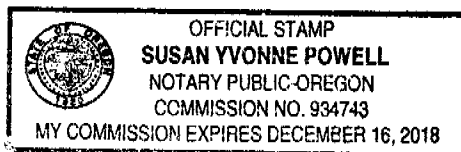


LAWRENCE B. TAIT

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above-named **LAWRENCE B. TAIT**, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 18th day of June, 2015.



Notary Public for Oregon
My Commission Expires: 12-16-2018

EXHIBIT "A"

A parcel of land situate in the NE1/4 SW1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the NE1/4 SW1/4; thence South along the West line of said NE1/4 SW1/4 a distance of 230 feet to the TRUE POINT OF BEGINNING; thence continuing South along said line 100 feet to a point; thence East parallel to the North line of said NE1/4 SW1/4 to a point on the West line of Highway 58; thence Northwesterly along said highway right of way to the Southeast corner of Parcel 1 of deed from Evelyn Smutz to Leisure Lodge recorded in Volume M77, page 14845, Deed Records of Klamath County, Oregon, which point is 230 feet South of and at right angles to the North line of said NE1/4 SW1/4; thence West along the South line of said parcel to the true point of beginning.