

2015-006653

Klamath County, Oregon



00171625201500066530020024

06/24/2015 10:45:37 AM

Fee: \$47.00

Until a change is requested
send tax statements to:
[NO CHANGE]

After recording, return to:
Evashevski, Elliott, Cihak & Hediger, PC
PO Box 781
Corvallis, OR 97339

WARRANTY DEED

Danny L. Kugler and Jane H. Fleischbein, Grantor, conveys and warrants to Danny L. Kugler and Jane H. Fleischbein, trustees of the Danny Kugler and Jane Fleischbein Trust dated June 18, 2015, or the Successor Trustee, Grantee, and to Grantee's heirs, successors and assigns, the following described real property situated in Klamath County, Oregon, to wit:

The NW 1/4 SE 1/4 NE 1/4 NW 1/4 and SW 1/4 NE 1/4 NE 1/4 NW 1/4 in Section 16, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the Northerly 30 feet of said property which vendors in Deed Volume M78, page 16526, reserve as an easement for ingress and egress for themselves and their successors in interest to other property owned by them.

Grantor warrants that the aforesaid property is free of encumbrances except liens, encumbrances, easements, covenants, conditions, restrictions, and exceptions of record.

Legal description created prior to January 1, 2008.

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 amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true and actual consideration paid for this conveyance is \$ -0-, estate planning purposes.

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.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 18th day of June, 2015.

Danny L. Kugler
Danny L. Kugler

Jane H. Fleischbein
Jane H. Fleischbein

State of Oregon)
) ss.
County of Benton)

Personally appeared before me this 18th day of June, 2015, the above-named and identified Danny L. Kugler and Jane H. Fleischbein, and acknowledged the foregoing instrument to be their voluntary act and deed.

Cathy J. Lee
Notary Public for Oregon

