

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Susanna L. Jones-Hart  
86-281 Kawili Street  
Waianae, HI 96792



00172001201500069780020027

06/30/2015 09:28:29 AM

Fee: \$47.00

**AFTER RECORDING RETURN TO:**

Law Office of Eden Rose Brown  
1011 Liberty Street SE  
Salem OR 97302

**STATUTORY WARRANTY DEED**

Susanna L Jones-Hart, 86-281 Kawili Street, Waianae, HI 96792, "Grantor," conveys to **Susanna L. Jones-Hart, Trustee of the Mary's Hand's Trust dated July 8, 2011**, 86-281 Kawili Street, Waianae, HI 96792, "Grantee," the following described real property, in the County of Klamath, State of Oregon, free of encumbrances, except as specifically set forth herein:

Lot 64, Block 28, Tract No. 1113, OREGON SHORES UNIT #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**SUBJECT TO:** All liens, encumbrances, easements, covenants, conditions and restrictions if any, of record or otherwise discoverable in the public records of any governmental agency, including those shown on any recorded plat or survey and any easements, encroachments, or other conditions and restrictions apparent from a visual inspection of the property.

The *true and actual consideration* for this conveyance consists of or includes other property or value given as consideration for estate planning purposes.

The liability and obligations of 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 any policy of title insurance issued to grantor at the time grantor acquired such property. 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.

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, 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

