

2015-007287

Klamath County, Oregon

Grantor's Name and Address

TERRY R. ETTERS  
DEBORAH A. ETTERS  
P.O. BOX 954  
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address

TERRY ETTERS AND  
DEBORAH ETTERS, TRUSTEES  
ETTERS LIVING TRUST  
DATED JUNE 11, 2015  
P.O. BOX 954  
KLAMATH FALLS, OREGON 97601

After recording, return to:

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

TERRY ETTERS  
DEBORAH ETTERS  
P.O. BOX 954  
KLAMATH FALLS, OREGON 97601



00172356201500072870020023

07/06/2015 11:42:08 AM

Fee: \$47.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that TERRY R. ETTERS, aka TERRY ETTERS AND DEBORAH A. ETTERS aka DEBORAH ETTERS, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by TERRY ETTERS AND DEBORAH ETTERS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ETTERS LIVING TRUST DATED JUNE 11, 2015, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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 any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of June, 2015 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

  
TERRY ETTERS

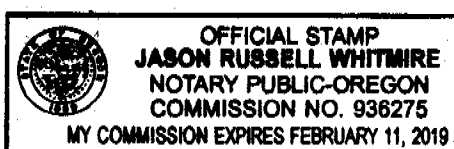
  
DEBORAH ETTERS

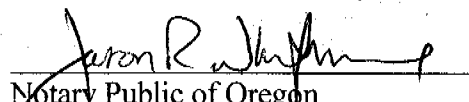
State of Oregon )

: ss.

County of Klamath )

Before me this 11th day of June, 2015, personally appeared TERRY ETTERS and DEBORAH ETTERS, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public of Oregon  
My Commission expires: 2/11/2019

**EXHIBIT "A"**

**PARCEL 1- 2031 MANZANITA**

LOTS 12 AND 13 IN BLOCK 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. *pk*

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY VACATED BY ORDINANCE NUMBER 5626 DATED OCTOBER 2, 1957 IN VOLUME M57, PAGE 8055. MICROFILM RECORDS OF KLAMATH COUNTY, OREGON RECORDED OCTOBER 17, 1967. *pk*

**PARCEL 2- 1220 MONCLAIRE**

LOT 10 IN BLOCK 13 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. *pk*

**PARCEL 3- 1750 DAWN**

THE SOUTHERLY 75 FEET OF LOT 16 AND THE NORTHERLY 20 FEET OF LOT 17 IN BLOCK 11, FOURTH ADDITION TO WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. ACCT#3909-001AB-02700 KEY#503832. *pk*

**PARCEL 4-522 5<sup>TH</sup> ST. TAX ACCOUNT R411343**

BEGINNING AT THE SOUTHEAST CORNER OF LOT ONE (1) IN BLOCK 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, RUNNING THENCE SOUTHWESTERLY PARALLEL WITH JEFFERSON STREET 74 FEET; THENCE NORTHWESTERLY PARALLEL WITH FIFTH STREET 55 FEET; THENCE NORTHEASTERLY PARALLEL WITH JEFFERSON STREET 74 FEET; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF FIFTH STREET 55 FEET TO THE POINT OF BEGINNING; THE SAME BEING A PORTION OF LOTS ONE(1) AND TWO (2) BLOCK 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON. *pk*

**PARCEL 5- 522 ½ 5<sup>TH</sup> ST. TAX ACCOUNT R411352**

THE WESTERLY 32.4 FEET OF THE SOUTHERLY ONE-HALF OF LOT TWO AND THE EASTERLY 26.6 FEET OF THE SOUTHERLY ONE-HALF OF LOT THREE IN BLOCK 42 FIRST ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO: 3809-032BA-04800-000 KEY NO: 411352 *pk*

**PARCEL 6- 6120 S. 6<sup>TH</sup> TAX ACCOUNT NO. R508230**

LOT 3, BLOCK 1, HOMELAND TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THE NORTHERLY PART OF SAID LOT CONVEYED TO THE STATE OF OREGON FOR ROAD PURPOSES AS DESCRIBED IN DEED VOLUME 354, AT PAGE 248, DEED RECORDS OF KLAMATH COUNTY, OREGON. *pk*