

2015-007642

Klamath County, Oregon



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07/14/2015 09:09:55 AM

Fee: \$47.00

GRANTOR: DOUGLAS H. BRAZIL, Trustee of the S. R. BRAZIL FAMILY TRUST A and Trustee of the S. R. BRAZIL FAMILY TRUST B	UNTIL A CHANGE IS REQUESTED, SEND ALL TAX STATEMENTS TO: Douglas H. Brazil 2505 NE 45th Ave Portland OR 97213
GRANTEE: DOUGLAS H. BRAZIL and CAROLYN A. BRAZIL CONSIDERATION: \$None [Inheritance]	AFTER RECORDING, RETURN TO: James L. Casteel CASTEEL & CARSON 2035 NE 42nd Avenue Portland, OR 97213

WARRANTY DEED

DOUGLAS H. BRAZIL, Trustee of the S. R. BRAZIL FAMILY TRUST A and Trustee of the S. R. BRAZIL FAMILY TRUST B, Grantor, conveys and warrants to DOUGLAS H. BRAZIL, an undivided one-half (1/2) interest, and CAROLYN A. BRAZIL, an undivided one-half (1/2) interest, as tenants in common, Grantee, in and to the following described real property, free of encumbrances except as specifically set forth herein, and matters of public record, situated in Klamath County, Oregon, to wit:

Lot 24, Block 1, BELLA VISTA TRACT No. 1235, in the County of
Klamath, State of Oregon.

The liability and the 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 a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of Grantor to preserve existing title insurance coverage. 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.

The true consideration for this conveyance is \$None (Inheritance).

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

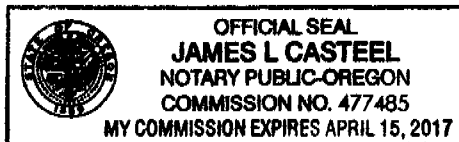
DATED: June 30, 2015.

Douglas H. Brazil

DOUGLAS H. BRAZIL, Trustee of the
S. R. BRAZIL FAMILY TRUST A and Trustee
of the S. R. BRAZIL FAMILY TRUST B, Grantor

STATE OF OREGON)
) ss.
County of Multnomah)

Personally appeared before me this 30th day of June, 2015, the above named DOUGLAS H. BRAZIL, Trustee of the S. R. BRAZIL FAMILY TRUST A and Trustee of the S. R. BRAZIL FAMILY TRUST B, and acknowledged the foregoing instrument to be his voluntary act and deed.



James L. Casteel

NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/15/2017

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