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08/28/2015 08:55:23 AM

Fee: \$47.00

After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantors:

David M. Low and Linda Becerril Low
3340 Pinnacle Place
Philomath, OR 97370

Mail tax statements to Grantees:

David M. Low and Linda Becerril-Low, Trustees
3340 Pinnacle Place
Philomath, OR 97370

WARRANTY DEED

David M. Low and Linda Becerril Low, hereinafter called Grantors, do hereby grant, convey, and warrant to David M. Low and Linda Becerril-Low, Trustees of the David and Linda Low Living Trust dated July 29, 2015, hereinafter called Grantees, and unto Grantees' heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1:

A tract of land in the S 1/2 SW 1/4 NW 1/4 of Section 16, Township 31 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

That portion of the SE 1/4 SW 1/4 NW 1/4 lying West of the North-South (bearings based on a solar observation) line 989.57 feet East of the West quarter corner of said Section 16.

Excepting Therefrom the Southerly 15 feet of said property which sellers reserve as the only easement for ingress and egress for themselves & their successors in interest to other properties owned by them, as set forth in deeds recorded in Volume M77, Page 99 and Volume M84, Page 15047, deeds records of Klamath County, Oregon.

Tax Parcel Number: R873521

PARCEL 2:

All interest in the south 1/2, of the southwest 1/4, of the southwest 1/4, of the northwest 1/4, Section 16, Township 31 South, Range 7 East Willamette Meridian, Klamath County, Oregon.

Commonly known as 72624 Sun Mountain Road, Chiloquin, Oregon

Tax Parcel Number: R79505

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors, and assigns forever. This is a transfer to a living trust, and there is no consideration for the transfer.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

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

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 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

In Witness Whereof, the Grantors have executed this instrument August 19, 2015.

David M. Low
David M. Low

Linda Becerril Low
Linda Becerril Low

STATE OF OREGON, County of Benton)ss.

This Warranty Deed is signed and acknowledged before me August 19, 2015, by David M. Low and Linda Becerril Low, Grantors.

Jan Magnolia
Notary Public for Oregon

