

After recording Return to  
and send all tax statements to:  
Juliann Lynch  
88787 Winter Lane  
Veneta, OR 97487

2015-010002  
Klamath County, Oregon



09/09/2015 01:43:49 PM

Fee: \$42.00

**STATUTORY WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that **KAREN S. LYNCH, Trustee of the Lynch Family Trust**, hereinafter called the Grantor, conveys and warrants to **KAREN S. LYNCH & JULIANN LYNCH**, as tenants in common, each owning an undivided  $\frac{1}{2}$  interest in the whole of the property, hereinafter called the Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot #4, EAST  $\frac{1}{2}$  of the EAST  $\frac{1}{2}$  of the NORTH  $\frac{1}{4}$  of Section 9, TOWNSHIP 25 SOUTH, RANGE 8 EAST of the WILLAMETTE MERIDIAN, Five acres more or less, Subject to a thirty foot wide easement along the South boundary for mutual roadway and all other roadway purposes.

and further subject to any other Covenants, Conditions, Restrictions, Reservations, Easements, Rights, Rights of Way of record or appearing in the recorded map of said tract as recorded in the Official Records of Klamath County, Oregon, all of which are incorporated herein by reference with the same effect as though fully set forth herein.

THE TRUE AND ACTUAL CONSIDERATION paid for this transaction, stated in terms of dollars is None (\$0.00), which is the WHOLE of the consideration.

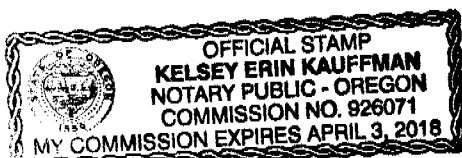
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

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

**KAREN S. LYNCH, Trustee of the Lynch Family Trust**

STATE OF OREGON )  
County of Lane )ss

On this Sept. 3, 2015, this instrument was signed in my presence by **KAREN S. LYNCH in her capacity as Trustee of the Lynch Family Trust.**



Notary Public for Oregon