

2015-010403

Klamath County, Oregon



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09/21/2015 11:16:26 AM

Fee: \$47.00

After recording, return to (Name, Address, Zip):

Gilbert O. Ornelas and Carolee C. Ornelas, Trustees
18115 SE 18th Street
Vancouver, WA 98683

Until requested otherwise, send all tax statements to:

Lynn M. Johnson, Trustee
1601 Sole Villa Lane
Manteca, CA 95337

Grantors:

Gilbert O. Ornelas and Carolee C. Ornelas
18115 SE 18th Street
Vancouver, WA 98683

Grantees:

Gilbert O. Ornelas and Carolee C. Ornelas, Trustees
18115 SE 18th Street
Vancouver, WA 98683

Space Above for Recording Information Only

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GILBERT O. ORNELAS and CAROLEE C. ORNELAS, hereinafter called Grantors, for no consideration, do hereby warrant and convey unto GILBERT O. ORNELAS and CAROLEE C. ORNELAS, Trustees of the Ornelas Family Trust – Fund A, dated September 15, 2015, as amended, hereinafter called Grantees, and unto Grantees' successors and assigns, all of their interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1069 of Tract 1426, Running Y Resort, Phase 12, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded August 2, 1996, and the Declaration Annexing Phase 2 of WestRidge Estates to The Running Y Ranch Resort recorded February 2, 2004, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

Assessor's Parcel No. R890169

To Have and to Hold the same unto the said Grantees and Grantees' successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is -0-.

Transfer is to Grantors' Revocable Living Trust. Grantors are the lifetime beneficiaries of such trust.

The liability and obligations of Grantors to Grantees and Grantees' successors and assigns under the warranties and covenants contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy, and Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

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.

In Witness Whereof, the Grantors have executed this instrument this 15TH day of September 2015.

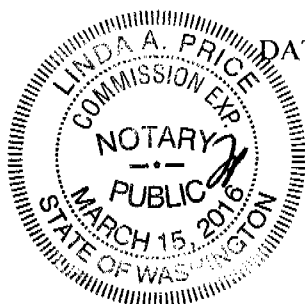
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.


GILBERT O. ORNELAS

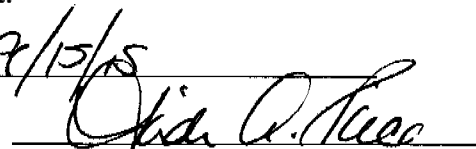

CAROLEE C. ORNELAS

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that GILBERT O. ORNELAS and CAROLEE C. ORNELAS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



DATED: 9/15/15


Notary Public in and for the State of
Washington, residing at Clark County
My appointment expires 3/15/16