

2015-012794

Klamath County, Oregon



00179046201500127940020022

11/24/2015 09:55:15 AM

Fee: \$47.00

Until a change is requested,
send all tax statements to:

Robert L. O'Ryan, Co-Trustee
Kevin J. O'Ryan, Co-Trustee
Thomas A. O'Ryan, Co-Trustee
The Robert O'Ryan Trust
Dated January 26, 2007
94178 Horton Road
Blachly, OR 97412

After recording, return to:

John C. Urness
1011 Harlow Road, Suite 300
Springfield, OR 97477

* * * * *

CONSIDERATION: transfer to revocable living trust.

WARRANTY DEED

ROBERT O'RYAN, Grantor, conveys and warrants to **ROBERT L. O'RYAN, KEVIN J. O'RYAN** and **THOMAS A. O'RYAN**, Co-Trustees of **THE ROBERT O'RYAN TRUST DATED JANUARY 26, 2007**, Grantee, the following described real property, situated in Klamath County, Oregon, to wit:

Lot 2 in Block One of Mahn's Acres, Subdivision, Klamath County, Oregon, and

That portion of the NE ¼ NW ¼ of Section 14, TWP 23, S., Rec. 9 East, W.M., lying East of Little Deschutes River and bounded on the North and South by the Easterly projection of the North and South Boundary lines of Lot 2, Block 1 of Mahn's Acres.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except for easements, reservations, restrictions and encumbrances of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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

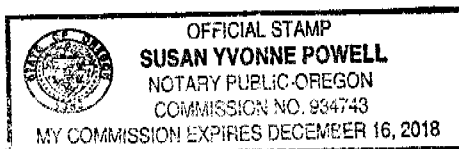
DATED this 19th day of November, 2015.

Robert O'Ryan
ROBERT O'RYAN

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above-named **ROBERT O'RYAN**, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 19th day of November, 2015.



378483

Susan Yvonne Powell
Notary Public for Oregon
My Commission Expires: 12-16-2018