



00179400201500130960010014

After recording, return to:

SCOTT C. SCHULTZ

Attorney at Law

969 Willagillespie Road

Eugene, OR 97401

12/04/2015 08:41:51 AM

Fee: \$42.00

Until a change is requested,

mail all tax statements to:

NO CHANGE

WARRANTY DEED

GREGORY W. ZAHAR and GEORGIA A. ZAHAR, Trustees of the ZAHAR LIVING TRUST, dated July 17, 2000, "Grantor", hereby conveys and warrants to GREGORY W. ZAHAR and GEORGIA A. ZAHAR, Trustees of the ZAHAR FAMILY TRUST, dated November 25, 2015, "Grantee", the following real property, free of encumbrances except for matters of public record:

Lot 1, Block 3, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Lot 2 in Block 3, Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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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 WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. 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.

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

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THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

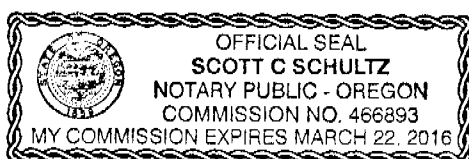
Dated this 25 day of Nov., 2015.

Gregory W. Zahar, Trustee  
GREGORY W. ZAHAR, Trustee

Georgia A. Zahar Trustee  
GEORGIA A. ZAHAR, Trustee

State of Oregon       )  
                                  ) ss.  
County of Lane       )

This instrument was acknowledged before me on the 25<sup>th</sup> day of Nov., 2015, by GREGORY W. ZAHAR and GEORGIA A. ZAHAR, as Trustees of the ZAHAR FAMILY TRUST.



[Signature]  
Notary Public for Oregon