

AFTER RECORDING, RETURN TO:  
Peter J. Richard, Trustee/Grantor/Grantee  
429 North 3<sup>rd</sup> Street  
Klamath Falls, OR 97601

2015-013643  
Klamath County, Oregon



00180043201500136430020021

12/21/2015 01:27:12 PM

Fee: \$47.00

Until requested otherwise, send all  
tax statements to:  
Peter J. Richard, Trustee/Grantor/Grantee  
429 North 3<sup>rd</sup> Street  
Klamath Falls, OR 97601

Returned at Counter

## WARRANTY DEED

**Peter J. Richard**, "Grantor(s)," hereby conveys, grants, sells and warrants, to **Peter J. Richard, Trustee of the Peter and Candice Richard Revocable Living Trust**, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "1"

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0.

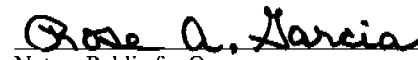
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 18 day of December, 2015.

  
PETER J. RICHARD

STATE OF OREGON )  
 ) ss.  
County of KLAMATH )

The foregoing instrument was acknowledged before me this 18 day of December, 2015 by **Peter J. Richard**.

  
Notary Public for Oregon  
My Commission Expires: 2/27/2018

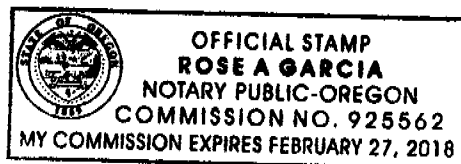


Exhibit 1

The S½ of Lots 4 and 5 in Block 48, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to and as shown by the duly recorded plat of said addition now on file in the office of the County Clerk of Klamath County, Oregon, said premises being more particularly described as follows:

Beginning at the Southerly corner of Lot 5 of said Block 48; thence running Northeasterly parallel to Jefferson Street a distance of 106 feet more or less to the Easterly line of said Lot 4; thence Northwesterly along the Easterly line of said Lot 4 a distance of 55 feet; thence Southwesterly parallel to Jefferson Street a distance of 106 feet to the Westerly line of Lot 5; thence Southeasterly along the Westerly line of Lot 5 to the place of beginning.

SUBJECT TO: Covenants, conditions, plat restrictions, reservations, rights, rights of way and easements now of record.  
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
as set forth above

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