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12/21/2015 03:20:37 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

John Lyle Northcutt and
Carolyn Anne Northcutt
6521 E. Langell Valley Road
Bonanza, OR 97623

GRANTEE NAME AND ADDRESS

John Northcutt and Carolyn
Northcutt, Trustees of the NORTHCUTT
2015 FAMILY TRUST
6521 E. LANGELE VALLEY ROAD
BONANZA, OR 97623

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEES
6521 E. LANGELE VALLEY ROAD
BONANZA, OR 97623

WARRANTY DEED - STATUTORY FORM

JOHN LYLE NORTHCUTT (aka John L. Northcutt) and CAROLYN ANNE NORTHCUTT (aka Carolyn A. Northcutt), Grantors, convey and warrant to **JOHN NORTHCUTT and CAROLYN NORTHCUTT, Trustees of the Northcutt 2015 Family Trust uad 12- -15 Grantees**, all of that certain real property described on EXHIBIT A attached hereto and incorporated by references as though fully set forth herein.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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."

John L Northcutt
JOHN LYLE NORTHCUTT, Grantor

Carolyn Anne Northcutt
CAROLYN ANNE NORTHCUTT, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 21 day of December, 2015, by John Lyle Northcutt and Carolyn Anne Northcutt, Grantors.



Katie Shari Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-20-2019

EXHIBIT A

WARRANTY DEED - STATUTORY FORM

REAL PROPERTY:

The following described real property situated in Klamath County, Oregon.

Parcel 1:

Township 39 South, Range 12 East of the Willamette Meridian

Section 20: That portion of the W $\frac{1}{2}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ lying Southwesterly of Lost River and Northeasterly of the East Langell Valley Road, Klamath County, Oregon

Parcel 2:

Township 39 South, Range 12 East of the Willamette Meridian

Section 17: SW $\frac{1}{4}$

Section 20: All that portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{2}$ SW $\frac{1}{4}$, and W $\frac{1}{2}$ SE $\frac{1}{4}$ lying Northerly and Easterly of Lost River.

Parcel 3:

SE $\frac{1}{4}$ and the SE $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 12 East of the Willamette Meridian, EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated May 24, 1924, recorded June 5, 1924, in Volume 64 page 214, Deed Records of Klamath County, Oregon, for a 45 foot lateral located the NE $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 30, and FURTHER EXCEPTING therefrom that portion of the NE $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 12 East of the Willamette Meridian, lying Northeasterly of Teare Road.

Parcel 4:

That portion of the NE $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 12 East of the Willamette Meridian, lying Northeasterly of Teare Road.

together with a certain manufactured home bearing X plate #207108 and VIN ORFLK48A09762GH which is firmly affixed to the said real property