

2015-013693

Klamath County, Oregon



00180100201500136930040040

Recording requested by:
THE PIXTON LAW GROUP

12/22/2015 09:18:01 AM

Fee: \$57.00

After recording return to:
THE PIXTON LAW GROUP
5285 Meadows Rd., Ste. 377
Lake Oswego, OR 97035

Until a change is requested,
send tax statements to:
DARLA DEE NOVAK
456 E. Sacramento Ave.
Chico, CA 95926

WARRANTY DEED

DARLA DEE NOVAK, Grantor, conveys and warrants to DARLA DEE NOVAK, Trustee or her successor in trust under THE DARLA D. NOVAK REVOCABLE TRUST, dated September 3, 2015, and any amendments thereto, Grantee, all of Grantor's interest in the following real property situated in Klamath County, Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO BY THIS REFERENCE AND INCORPORATED HEREIN.

Subject to covenants, conditions, easements, encumbrances and rights-of-way of record, as well as encroachments of any obvious nature.

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. 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.

The purpose of this transfer is to convey the Grantor's interest in this real property to the Grantor's revocable living trust. The true consideration for this conveyance is NONE.

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

DATED December 14, 2015.

Darla Dee Novak
DARLA DEE NOVAK

STATE OF _____)
COUNTY OF _____) ss.

Acknowledged before me on _____, 2015 by DARLA DEE NOVAK.

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

)

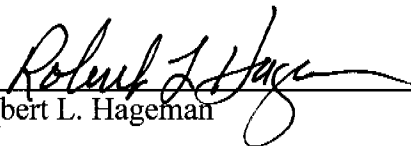
County of Butte)

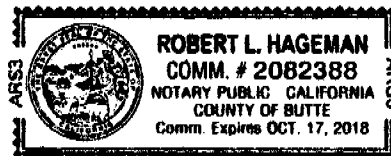
)

On December 14, 2015 before me, Robert L. Hageman, notary public, personally appeared DARLA DEE NOVAK, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Robert L. Hageman



(Seal)

EXHIBIT "A"

PARCEL 1

The Southeast quarter of the Southeast quarter (SE 1/4 SE 1/4) of Section 31 and the Southwest quarter of the Southwest quarter (SW 1/4 SW 1/4) of Section 32 all in Township 32 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The West one-half of the Northwest quarter (W 1/2 NW 1/4) of Section 5; The South 1/2 of the Northeast quarter (S 1/2 NE 1/4); The Northeast quarter of the Southeast quarter (NE 1/4 SE 1/4) and Government Lot 1 of Section 6 all in Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the Southwest quarter of the Northeast quarter (SW 1/4 NE 1/4) of Section 6, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Fort Klamath-Crater Lake Highway.