



00182180201600014030020022

02/12/2016 08:11:58 AM

Fee: \$47.00

Grantor:

Jerry L. Drake and Pamela J. Drake
PO Box 786
Wilsonville, Oregon 97070

Grantee:

Jerry L. Drake and Pamela J. Drake, as
Trustees of the Drake Joint Trust
PO Box 786
Wilsonville, Oregon 97070

After recording, return to:

Robert Le Chevallier
Buckley Law P.C.
5300 Meadows Road, #200
Lake Oswego, Oregon 97035

Send tax statements to:

No Change

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JERRY L. DRAKE and PAMELA J. DRAKE (hereinafter called the "Grantor"), for the consideration hereinafter stated to grantor paid, does hereby grant, bargain, sell and convey unto JERRY L. DRAKE AND PAMELA J. DRAKE, OR SUCCESSORS, AS TRUSTEES OF THE DRAKE JOINT TRUST DATED JANUARY 5, 2016, AND ANY AMENDMENTS (hereinafter called the "Grantee"), and grantee's heirs, successors and assigns, all of their interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, and more fully described as follows:

Lot 8 in Block 3 of Mahn's Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Property Address: 150224 Hamner Street, LaPine, Oregon 97739

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as described above and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0. THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES ONLY.

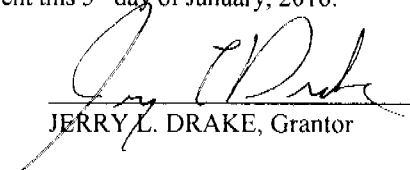
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

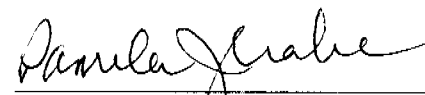
ANY AND ALL LIABILITIES AND/OR OBLIGATIONS OF GRANTOR TO GRANTEE, AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, UNDER THE WARRANTIES AND COVENANTS CONTAINED IN THIS DEED OR PROVIDED BY LAW, SHALL BE LIMITED SOLELY TO THE AMOUNT, NATURE AND TERMS OF ANY INDEMNIFICATION PROVIDED TO GRANTOR UNDER ANY TITLE INSURANCE POLICY ISSUED FOR THE BENEFIT OF AND PROTECTING GRANTOR, AND GRANTOR SHALL HAVE NO LIABILITY OR OBLIGATION OT GRANTEE, AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS,

EXCEPT TO THE EXTENT THAT INDEMNITY FOR SUCH LIABILITY OR OBLIGATION IS PROVIDED TO GRANTOR UNDER ANY SUCH TITLE INSURANCE POLICY.

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 SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantors have executed this instrument this 5th day of January, 2016.


JERRY L. DRAKE, Grantor


PAMELA J. DRAKE, Grantor

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on the 5th day of January, 2015, by JERRY L. DRAKE and PAMELA J. DRAKE.


NOTARY PUBLIC FOR OREGON

