

2016-002875

Klamath County, Oregon



03/18/2016 08:29:38 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

Gleed Law & Associates

P.O. Box 759

Kailua-Kona, HI 96745

UNTIL A CHANGE IS REQUESTED,

ALL TAX STATEMENTS SHALL BE SENT TO:

Richard T. Watanabe and Barbara A. Watanabe

P.O. Box 306

Holualoa, HI 96725

STATUTORY WARRANTY DEED

Richard T. Watanabe and Barbara A. Watanabe, Husband and Wife, hereinafter called Grantors, convey and warrant to Richard T. Watanabe and Barbara A. Watanabe, Trustees of the RICHARD T. WATANABE AND BARBARA A. WATANABE TRUST dated February 22, 2016, and any amendments thereto, Grantees, the following real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 26, Block 26, Tract 1113, OREGON SHORES UNIT #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

See previously recorded instrument number M04-00325

SUBJECT TO covenants, conditions and restrictions of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

The true consideration for this conveyance is None. This conveyance is for estate planning purposes only.

Dated this 22nd day of February, 2016.

*Richard T. Watanabe*

Richard T. Watanabe, Grantor

*Barbara A. Watanabe*

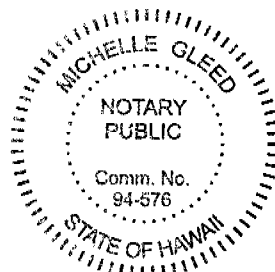
Barbara A. Watanabe, Grantor

STATE OF HAWAII )

) ss.

COUNTY OF HAWAII )

On this 22nd day of February, before me personally appeared Richard T. Watanabe and Barbara A. Watanabe, to me known, or having proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing 1 page Statutory Warranty Deed, dated February 22, 2016, and acknowledged that they executed the same as their free act and deed.



*Michelle Gleed*

Michelle Gleed, Notary Public

Third Circuit, State of Hawaii

My commission expires: 10/06/2018