

2016-003382

Klamath County, Oregon



04/01/2016 08:26:19 AM

Fee: \$42.00

**After recording return to:**

Smith, Davison & Brasier, PC  
PO Box 830  
Corvallis, OR 97339-0830

**Grantors:**

Kip B. Hughes and Karen B. Hughes  
380 NW Conifer Blvd.  
Corvallis, OR 97330

**Mail tax statements to Grantee:**

140528 Kokanee Lane, LLC  
380 NW Conifer Blvd.  
Corvallis, OR 97330

**WARRANTY DEED**

Effective January 1, 2016, Kip B. Hughes and Karen B. Hughes, as tenants by the entirety, hereinafter called Grantors, do hereby grant, convey, and warrant to 140528 Kokanee Lane, LLC, an Oregon Limited Liability Company, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**Lot 5, Block 1, Roberts River Acres.**

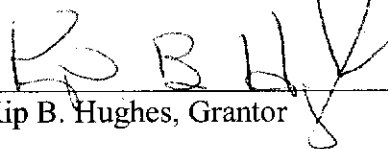
The said property is free from encumbrances except covenants, easements, and restrictions of record and set forth herein. To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors, and assigns forever. This is a transfer to an entity, and there is no consideration for the transfer.

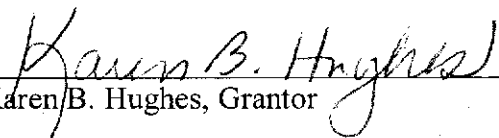
Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

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.

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.

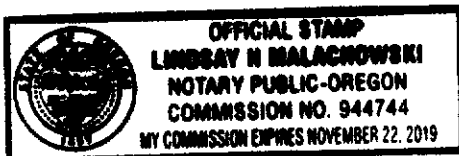
In Witness Whereof, Grantors have executed this instrument this 22<sup>nd</sup> day of December, 2015.

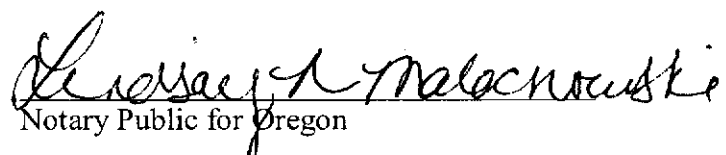
  
Kip B. Hughes, Grantor

  
Karen B. Hughes, Grantor

STATE OF OREGON, County of Klamath )ss.

This Warranty Deed is signed and acknowledged before me 22<sup>nd</sup> day of December, 2015, by Kip B. Hughes and Karen B. Hughes.



  
Notary Public for Oregon