

2016-007988

Klamath County, Oregon

07/28/2016 11:55:34 AM

Fee: \$47.00

After Recording Return To:

Erik S. Schimmelbusch
Schimmelbusch Law Group PC
4949 Meadows Road, Suite 600
Lake Oswego, OR 97035

Send Tax Statements To:

No charge

WARRANTY DEED

Frederick D. Halcomb, Trustee of the Fred L. Halcomb Trust dated 12/27/2004, grantor, conveys and warrants to Frederick D. Halcomb and Janeanne Therese Killeen, each as to an undivided 50% interest, all of the grantor's right, title and interest in the real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, described as follows:

Lot 1, Block 49, Klamath Falls Forest Estates
Highway 66 Unit, Plat No. 2 as recorded in
Klamath County, Oregon; and

Lot 24, Block 8, Klamath Falls Forest Estates
Highway 66, Plat No. 1 as recorded in
Klamath County, Oregon

The true consideration for this conveyance is none. This is a conveyance from a trust to the beneficiaries thereof.

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

