

AmeriTitle
MTC 12/10/90 AM

2016-008316
Klamath County, Oregon
08/05/2016 02:11:36 PM
Fee: \$52.00



After recording return to:
CA Galpin
744 Cardley Avenue
Medford, OR 97504

Until a change is requested all tax
statements shall be sent to the
following address:
CA Galpin
744 Cardley Avenue
Medford, OR 97504

File No.: 7161-2704004 (csi)
Date: July 25, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charles S. Loughran and Joanne K. Loughran, Trustees of the Loughran Family Trust, Grantor, conveys and warrants to **C.A. Galpin and Glenda Sue Galpin, not as tenants in common but with the right of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Attached Exhibit 'A'

Subject to:

1. The **2016-2017** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$354,000.00**. (Here comply with requirements of ORS 93.030)

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 this 3rd day of August, 2016.

The Loughran Family Trust

Charles S. Loughran
Charles S. Loughran, Trustee

Joanne K. Loughran
Joanne K. Loughran, Trustee

STATE OF CA)
County of ALAMEDA) ss.

This instrument was acknowledged before me on this 3 day of AUGUST, 2016 by Charles S. Loughran and Joanne K. Loughran as trustees of The Loughran Family Trust, on behalf of the trust.

Judith A. Austin

Notary Public for CA
My commission expires: 6-8-17

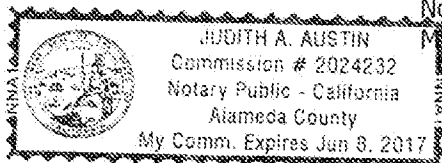


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 9 and 10 in Block 2, Tract 1034, LAKEWOODS SUB. UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.