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09/27/2016 08:38:19 AM

Fee: \$52.00

Grantor's Name and Address
MICHAEL M. PETRUSHA
MARJORIE L. PETRUSHA
46386 HWY 58
WESTFIR, OR 97492

Grantee's Name and Address
MICHAEL M. PETRUSHA
AND MARJORIE PETRUSHA, TRUSTEES
PETRUSHA LIVING TRUST
DATED JUNE 2, 2016
46386 HWY 58
WESTFIR, OR 97492

After recording return to:
JAMES H. SMITH, ATTORNEY AT LAW
0434 SW IOWA STREET
PORTLAND, OREGON 97239

Until requested otherwise, send all tax statements to:
MICHAEL M. PETRUSHA
MARJORIE PETRUSHA
46386 HWY 58
WESTFIR, OR 97492

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MICHAEL M. PETRUSHA AND MARJORIE L. PETRUSHA, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL M. PETRUSHA AND MARJORIE PETRUSHA TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE PETRUSHA LIVING TRUST DATED JUNE 2, 2016 AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

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

And grantor hereby covenants to and with 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: NONE, and that grantor will warrant and forever defend the 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 and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 2ND day of June, 2016.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

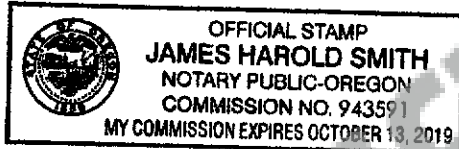
Michael M. Petrusha
MICHAEL M. PETRUSHA

Marjorie L. Petruska
MARJORIE L. PETRUSHA

State of Oregon)
 : ss.
County of Lane)

Before me this 2ND day of June, 2016, personally appeared MICHAEL M. PETRUSHA and MARJORIE L. PETRUSHA and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public of Oregon
My Commission expires: 10/13/2019



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EXHIBIT "A"

Township 24 South, Range 7 East of the Willamette Meridian Section 7: East ½, East ½, Northwest ¼, Southwest ¼, TOGETHER WITH the exclusive right of way for ingress to and egress from said premises of a strip of land 60 feet in width along the North boundary line of the Northwest ¼, Southwest ¼ of Section 7, Township 24 South Range 7 EWM, in Klamath County, Oregon. SUBJECT TO all reservations, restrictions, easements and rights of way of record or apparent on the ground, including, but not limited to Rights of the public in and to any portion of said premises lying within the limits of roads and highways, and Easement created by instrument, including the terms and provisions thereof: Dates 4/15/77; recorded 6/17/77 in Book M-77 at page 10715 for roadway easement along North 69 feet of the herein described property.

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