

2016-011792

Klamath County, Oregon



00194698201600117920010019

11/03/2016 11:16:28 AM

Fee: \$42.00

Grantor's Name and Address

Gregory Carleton and Cyndee Smith
nka Cyndee Smith-Carleton
6614 Appaloosa Court
Klamath Falls, OR 97603

Grantee's Name and Address

Gregory G. Carleton and Cyndee O. Smith-
Carleton, Trustees of the Carleton Family Trust,
dated October 27th, 2016
6614 Appaloosa Court
Klamath Falls, OR 97603

After Recording Return to:

Gregory G. Carleton and Cyndee O. Smith-
Carleton, Trustees of the Carleton Family Trust,
dated October 27th, 2016
6614 Appaloosa Court
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:

Gregory G. Carleton and Cyndee O. Smith-
Carleton, Trustees of the Carleton Family Trust,
dated October 27th, 2016
6614 Appaloosa Court
Klamath Falls, OR 97603

WARRANTY DEED

We, Gregory Carleton and Cyndee Smith, nka Cyndee Smith-Carleton, hereinafter "Grantors" do hereby grant, bargain, convey and sell, for consideration hereinafter stated, to Gregory G. Carleton and Cyndee O. Smith-Carleton, Trustees of the Carleton Family Trust, dated October 27th, 2016 "Grantees" all of that certain real property, with all right, title and interest, situate in Klamath County, Oregon, described as follows:

Lot 16 in Block 2 of TRACT NO. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning.

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, 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.

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.

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.

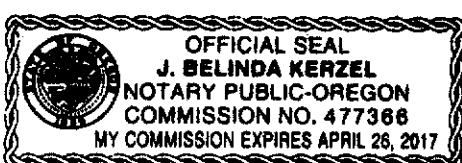
DATED this 27th day of October, 2016

Gregory Carleton

Cyndee Smith nka Cyndee Smith-Carleton

STATE OF OREGON, County of Klamath)s:

ACKNOWLEDGED BEFORE ME this 27th day of October, 2016 by Gregory Carleton and Cyndee Smith nka Cyndee Smith-Carleton.



NOTARY PUBLIC
My Commission Expires: 4.26.17

Aspell, Henderson & Assoc. Inc.
Returned at Counter