

After Recording Return To:
Stephen L. Tabor, P.C.
P.O. Box 350
Sublimity, OR 97385

2016-012323

Klamath County, Oregon



00195328201600123230010017

11/18/2016 08:59:47 AM

Fee: \$42.00

Until a change is requested,
all tax statements shall be sent to:
Gary Kules, Trustee
41145 Oupor Drive
Scio, OR 97374

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, That GARY KULES and LEE KULES, as Tenants by the Entirety, hereinafter called "Grantor", does hereby convey and warrant unto GARY J. KULES, TRUSTEE OF THE GARY J. KULES TRUST, hereinafter called "Grantee", and Grantee's heirs, successors and assigns, all of Grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, and described as follows:

Lot 33, Block 1, Tract 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

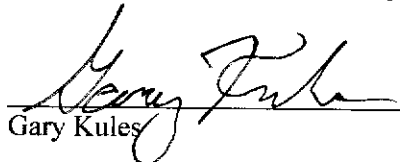
And Grantor hereby covenants to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances whatsoever, except those encumbrances authorized by Grantor which are of record, and that Grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except as set forth herein.

The true and actual consideration paid for this transfer, stated in terms of dollars is none.

In construing this deed, where the context so requires, the singular includes the plural.

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, the Grantor has executed this instrument this 15 day of November, 2016.



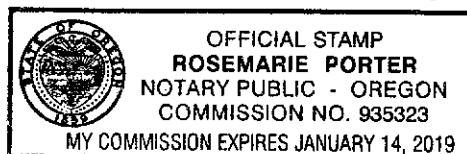
Gary Kules

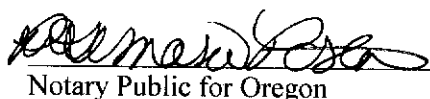


Lee Kules

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on November 15, 2016, by Gary Kules and Lee Kules.





Notary Public for Oregon