

2016-013407

Klamath County, Oregon

Recording Requested by:
Bonnie A. Lam
Attorney for Grantor(s)
111 N. Seventh Street
Klamath Falls, OR 97601



00196587201600134070020028

12/16/2016 11:16:25 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

Michael and Debra Hagen
1916 Pine Grove Road
Klamath Falls, OR 97601

**Until requested otherwise, send all
tax statements to:**

Michael and Debra Hagen
1916 Pine Grove Road
Klamath Falls, OR 97601

WARRANTY DEED

Michael D. Hagen and Debra S. Hagen, "Grantor," hereby conveys, grants, sells and warrants, to **Michael D. Hagen and Debra S. Hagen**, as Trustees of the ***Hagen Joint Revocable Living Trust*** under agreement dated December 7, 2016, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

SEE attached Exhibit "A."

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) 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 GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 7th day of December, 2016.

MICHAEL D. HAGEN

DEBRA S. HAGEN

STATE OF OREGON)

) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 7th day of December, 2016 by **Michael D. Hagen and Debra S. Hagen**.

Notary Public for Oregon
My Commission Expires: 2/27/2018

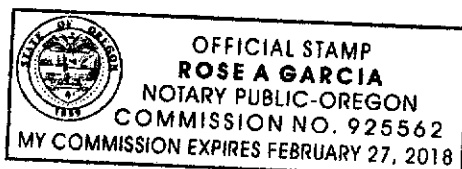


Exhibit A

A parcel of land in the Northeast quarter of the Northwest quarter of Section 9, Township 33 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point marked with a 3/4" steel rod on the Easterly right of way of the County Road (Pine Grove Road, which point bears South 884.93 feet and West 1,281.6 feet from the quarter corner common to Sections 4 and 9, Township 33 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence Northeasterly along a curve of said right of way boundary of said County Road a distance of 225.38 (the long chord of said curve bears North 31 degrees 02' East, 214.59 feet); thence continuing along said right of way boundary North 61 degrees 58' East, 58.89 feet; thence Southerly to a point which lies North 89 degrees 55' East 167 feet from the East right of way of Pine Grove Road; thence South 89 degrees 55' West, 167 feet to the East right of way of Pine Grove Road; thence North 0 degrees 06' East, 133.6 feet to the point of beginning.

Tax Account No.: 3910 0098A 00500