

2017-001041

Klamath County, Oregon



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02/01/2017 08:21:29 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS:

John R. Dalton and Renie H. Dalton
P. O. Box 51
Eagle Point OR 97524

GRANTEE NAME AND ADDRESS:

John R. Dalton, Trustee
John R. Dalton Revocable Living Trust utd 7/6/16
P O Box 51
Eagle Point OR 97524

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

John R. Dalton, Trustee
John R. Dalton Revocable Living Trust utd 7/6/16
P O Box 51
Eagle Point OR 97524

AFTER RECORDING RETURN TO:

James A. Wickre, Attorney
816 West 8th, Medford OR 97501

CONSIDERATION: -0-

WARRANTY DEED

John R. Dalton, survivor of John R. Dalton and Renie H. Dalton, as tenants by the entirety, Grantor, hereby conveys and warrants, to John R. Dalton, as Trustee of the John R. Dalton Revocable Trust dated July 6, 2016, Grantee, any and all interest he may have in the following real property situated in Klamath County, Oregon, to wit:

Lot 221, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS

WARRANTY DEED - 1

195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTION 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 SECTION 2 TO 9 AND 17 CHAPTER 855 OREGON LAWS 2009.

Dated: January 30, 2017

John R. Dalton
JOHN R. DALTON

STATE OF OREGON)
) ss.
County of Jackson)

January The foregoing instrument was acknowledged before me this 30 day of January, 2016 by John R. Dalton.

Janie L. Wickre
Notary Public for Oregon
My Commission Expires: 7/20/17

