



03/27/2017 02:24:07 PM

Fee: \$47.00

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

AFTER RECORDING, RETURN TO:
Carol J. Chavez, Trustee
10279 Tingley Lane
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statements to:
Carol J. Chavez, Trustee
10279 Tingley Lane
Klamath Falls, OR 97603

WARRANTY DEED

Carol J. Chavez, "Grantor," hereby conveys, grants, sells and warrants, to Carol J. Chavez, as Trustee of the *Chavez Family Revocable Living Trust* under agreement dated March 22, 2017, 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 Exhibit "1."

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

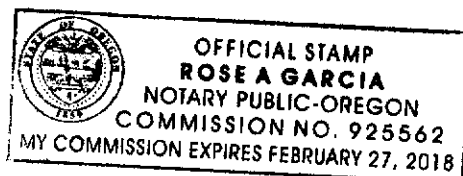
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 22 day of March, 2017.

Carol J. Chavez
CAROL J. CHAVEZ

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 22nd day of March, 2017 by Carol J. Chavez.



Rose A. Garcia
Notary Public for Oregon
My Commission Expires: 2/27/2018

Exhibit 1

A tract of land situate in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 39 South, Range 9, EWM, and being more particularly described as follows:

* Beginning at a point on the East right of way of the County Road known as the Tingley Road from which the SW corner of Section 33, Township 39 South, Range 9, EWM, bears West 30.0 feet and South 2527.4 feet distant; thence East 339.94 feet to the Northwesterly right of way of a U.S.R.S. Irrigation Lateral; thence South 31⁰42 $\frac{1}{2}$ ' West along said right of way of said U.S.R.S. Lateral, 655.77 feet to the East right of way of Tingley Road; thence North 557.89 feet more or less to the point of beginning; said parcel contains 2.21 acres more or less and is subject to liens and assessments of Klamath Project and the Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation; and reservations and restrictions of record;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all their right, title and interest in and to the same including dower and claim of dower.