

2017-005892

Klamath County, Oregon



00204427201700058920020026

05/31/2017 11:26:40 AM

Fee: \$47.00

After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantor:

Margaret G. Cheyne
10057 E. Langell Valley Road
Bonanza, OR 97623

Mail tax statements to Grantee:

Margaret G. Cheyne, Trustee
10057 E. Langell Valley Road
Bonanza, OR 97623

WARRANTY DEED

Margaret G. Cheyne, hereinafter called Grantor, does hereby grant, convey, and warrant to Margaret G. Cheyne, Trustee of the Margaret G. Cheyne Living Trust dated May 3, 2017, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Situated in the County of Klamath, State of Oregon:

SE 1/4 of Section 32, Township 38 South, Range 14 East of the Willamette Meridian.

SE 1/4 SE 1/4 of Section 36, Township 38 South, Range 14 East of the Willamette Meridian.

S 1/2 NW 1/4, NE 1/4 SE 1/4, S 1/2 SE 1/4, S 1/2 SE 1/4 of Section 1, Township 39 South, Range 14 East of the Willamette Meridian.

NE 1/4 NE 1/4 of Section 12, Township 39 South, Range 14 East of the Willamette Meridian.

SUBJECT TO all easements, reservations, restrictions and right of ways of record or apparent on the ground, as stated above.

This property is free from encumbrances except covenants, easements, and restrictions of record.

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

This is a transfer to a living trust, and there is no consideration for the transfer.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof 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.

In Witness Whereof, the Grantor has executed this instrument May 3, 2017.

Margaret G. Cheyne
Margaret G. Cheyne

STATE OF OREGON)
) ss.
County of Klamath)

This Warranty Deed is signed and acknowledged before me May 3, 2017, by Margaret G. Cheyne, Grantor.

Linda Hammerich
Notary Public for Oregon

