



06/02/2017 09:38:59 AM

Fee: \$42.00

After recording return to:

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

Grantors:

Steven L. Crabb and Sharon L. Crabb
5910 Southgate Drive
Klamath Falls, OR 97603

Mail tax statements to Grantees:

Steven Lloyd Crabb and Sharon Louise Crabb, Trustees
5910 Southgate Drive
Klamath Falls, OR 97603

WARRANTY DEED

Steven L. Crabb and Sharon L. Crabb, hereinafter called Grantors, do hereby grant, convey, and warrant to Steven Lloyd Crabb and Sharon Louise Crabb, Trustees of the Steven and Louise Crabb Living Trust dated May 25, 2017, hereinafter called Grantees, and unto Grantees' 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:

Lot 18 in Block 4 of SECOND ADDITION TO SUNSET VILLAGE,

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights, liens, rights of way and easements of Enterprise Irrigation District and South Suburban Sanitary District.
2. Levies and assessments of the Second Addition to Sunset Village Lighting District.
3. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

The street address of said property is: 5910 Southgate Drive, Klamath Falls, Oregon.

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors, and assigns forever. This is a transfer to a living trust, and there is no consideration for the transfer.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors 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 Grantors have executed this instrument May 25, 2017.

Steven L. Crabb

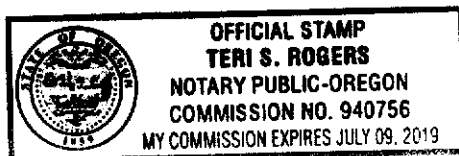
Steven L. Crabb

Sharon L. Crabb

Sharon L. Crabb

STATE OF OREGON, County of Benton)ss.

This Warranty Deed is signed and acknowledged before me May 25, 2017, by Steven L. Crabb and Sharon L. Crabb, Grantors.



Teri S. Rogers

Notary Public for Oregon