

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

2017-006984  
 Klamath County, Oregon



06/26/2017 03:12:49 PM

Fee: \$47.00

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 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 per trust agreement.

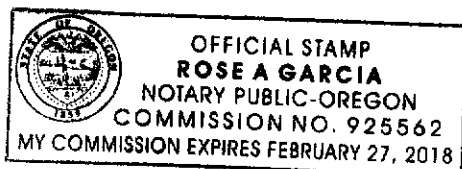
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 26 day of June, 2017.

  
 CAROL J. CHAVEZ

STATE OF OREGON )  
 ) ss.  
 County of KLAMATH )

The foregoing instrument was acknowledged before me this 26 day of June, 2017 by **Carol J. Chavez**.




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

Exhibit 1

Commencing at the Southwest corner of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North, along the West boundary of said Section 33, 2527.4 feet; thence East, 30.00 feet to the Northwest corner of that Tract described in Vol. 352, Page 539, of the Deed Records of Klamath County, for the true point of beginning; thence East, along the North boundary of said Tract, 339.94 feet to the Northwestern Right of way of the C-4 Lateral; thence North  $31^{\circ} 42' 30''$  East along said Lateral boundary, 94.12 feet to a point of curve; thence Northeasterly, 120.47 feet along the arc of a 118.79 foot radius curve to the right (the long chord bears North  $60^{\circ} 45' 45''$  East, 115.38 feet); thence South  $89^{\circ} 49'$  West, 490.08 feet to the East boundary of Tingley Road; thence South, along said road boundary, 134.86 feet to the true point of beginning, containing 1.20 acres, more or less.