

2017-007005

Klamath County, Oregon



00205820201700070050010016

06/27/2017 11:34:05 AM

Fee: \$42.00

After recording return to:

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

Grantor:

Alex Cheyne
3212 Sparks Avenue NW
Albany, OR 97321

Mail tax statements to Grantees:

Sally J. Cheyne and Alexander E.G. Cheyne, Trustees
3212 Sparks Avenue NW
Albany, OR 97321

WARRANTY DEED

Alex Cheyne, hereinafter called Grantor, does hereby grant, convey, and warrant to Sally J. Cheyne and Alexander E.G. Cheyne, Trustees of the Sally Cheyne Living Trust dated December 20, 2016, 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 Benton, State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of the SW1/4 SW1/4 of Section 11, Township 40 S. R. 9 E. W. M.; thence South along the West line of said forty acre tract 60 rods; thence East and parallel with the North line of the S1/2 SW1/4 of said Section 160 rods to the East line of the SE1/4 SW1/4 of said Section; thence North along the East line of said SE1/4 SW1/4 to the Northeast corner thereof; thence West along the North line of the S1/2 SW1/4 of said Section 160 rods to the place of beginning, being the North 60 rods of the S1/2 SW1/4 of Section 11, Township 40 S. R. 9 E. W. M., containing 60 acres.

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

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.

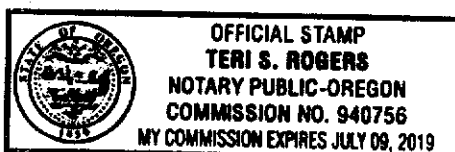
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

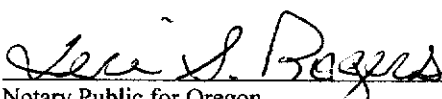
In Witness Whereof, the Grantor has executed this instrument June 22, 2017.


Alex Cheyne

STATE OF OREGON, County of Benton) ss.

This Warranty Deed is signed and acknowledged before me June 22, 2017, by Alex Cheyne, Grantor.




Notary Public for Oregon