

2017-007189

Klamath County, Oregon



00206041201700071890010019

06/30/2017 09:10:00 AM

Fee: \$42.00

Bret N. and Sandy R. Richards

PO Box 2367

Estacada, OR 97023

Grantor's Name and Address

Bret N. Richards and Sandy R. Richards, Trustees of the
Bret N. and Sandy R. Richards Joint Revocable Living Trust
PO Box 2367
Estacada, OR 97023

Grantee's Name and Address**After Recording Return to:**

Bret N. Richards and Sandy R. Richards, Trustees
PO Box 2367
Estacada, OR 97023

Tax Statements to be Mailed to:

Bret N. Richards and Sandy R. Richards, Trustees
PO Box 2367
Estacada, OR 97023

Returned at Counter

(Space Above for Recorder's Use)

WARRANTY DEED

BRET N. RICHARDS and SANDY R. RICHARDS, Grantors, conveys and warrants to BRET N. RICHARDS and SANDY R. RICHARDS, Trustee of the BRET N. AND SANDY R. RICHARDS JOINT REVOCABLE LIVING TRUST U/T/A DATED July 19, 2016, Grantee, the following real property:

Lot 6 in Block 3, SUN FOREST ESTATES TRACT 1060, according to the official plat thereof on file in the office of the County of Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

To have and to hold the same unto grantee and grantees heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the property is free from encumbrances except those of public record. The grantor warrants and will publicly defend the title to the property against all persons who may lawfully claim the same.

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.

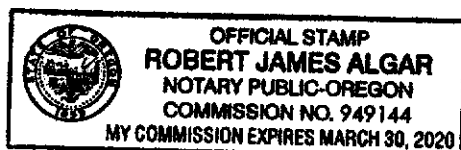
IN WITNESS WHEREOF, the grantor has executed this instrument on July 19, 2016.

Bret N. Richards
BRET N. RICHARDS

Sandy R. Richards
SANDY R. RICHARDS

STATE OF OREGON)
) ss.
COUNTY OF Clackamas)

This instrument was acknowledged before me on July 19, 2016 by BRET N. RICHARDS and SANDY R. RICHARDS.



Robert James Algar
Notary Public for Oregon
My Commission Expires March 30, 2020