

Returned at Counter

Recording Requested by:

Bonnie A. Lam

Attorney for Grantor(s)

111 N. Seventh Street

Klamath Falls, OR 97601

2017-010187

Klamath County, Oregon



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09/08/2017 03:13:42 PM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

Felix and Maria Ibarra, Trustees

11730 Clovis Court

Klamath Falls, OR 97603

Until requested otherwise, send all

tax statements to:

Felix and Maria Ibarra, Trustees

11730 Clovis Court

Klamath Falls, OR 97603

WARRANTY DEED

Felix M. Ibarra and Maria S. Ibarra, "Grantor," hereby conveys, grants, sells and warrants, to Felix Manuel Ibarra Aguirre and Maria Socorro Franco Ibarra, as Trustees of the *Ibarra Joint Revocable Living Trust* under agreement dated August 30, 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:

LOT 5, BLOCK 1, PINE GROVE RANCHETTES, in the County of Klamath, State of Oregon, Less and Except Lot "A" as shown on said plat.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 30 day of August, 2017.

Felix M. Ibarra
FELIX M. IBARRA

Maria S. Ibarra
MARIA S. IBARRA

STATE OF OREGON

)
) ss.

County of KLAMATH

The foregoing instrument was acknowledged before me this 30 day of August, 2017 by
Felix M. Ibarra and Maria S. Ibarra.

Rose A. Garcia

Notary Public for Oregon

My Commission Expires: 2/27/2018

