

2017-011141

Klamath County, Oregon



00210926201700111410020023

10/02/2017 01:23:33 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Kelly E. Ford
PO Box 1353
Florence OR 97439

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

Jerry P. Quesnel, trustee
PO Box 195
Florence, OR 97439

SPECIAL WARRANTY DEED

JERRY P. QUESNEL, Grantor, for the consideration hereinafter stated, conveys unto JERRY P. QUESNEL, trustee of the Jerry P. Quesnel Revocable Living Trust dated November 13, 2009, and successor trustees, Grantee, that real property situated in the County of Klamath, State of Oregon, described as follows:

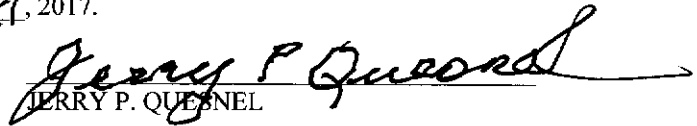
Lot 26, Block 32, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2 as recorded in Klamath County, Oregon

GRANTOR HEREBY COVENANTS to and with Grantee and Grantee's heirs, successors and assigns that said real property is free from all encumbrances created or suffered thereon by Grantor except matters of record on the date of this deed, and that Grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demand of all persons claiming by, through or under the Grantor. The liability and obligations of Grantor to Grantee and Grantee's 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 Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations. The consideration for this transfer is zero (0), this transfer being for estate planning purposes only. Grantee is a revocable inter vivos trust created for the sole benefit of Grantor during Grantor's lifetime.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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. 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 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

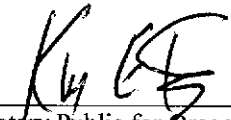
DATED this 27 day of September, 2017.


JERRY P. QUESNEL

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above-named JERRY P. QUESNEL and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 27 day of September, 2017.



Notary Public for Oregon

