

Until a change is requested, send tax statements to:  
Steven W. Larsen  
Bonnie A. Larsen  
PO Box 2484  
LaPine, OR 97739

2017-011554

Klamath County, Oregon



00211411201700115540010010

10/11/2017 11:01:15 AM

Fee: \$42.00

After recording, return to:  
Evashevski, Elliott, Cihak & Hediger, PC  
PO Box 781  
Corvallis, OR 97339

### WARRANTY DEED

Steven W. Larsen and Bonnie A. Larsen, Grantor, conveys and warrants to Steven W. Larsen and Bonnie A. Larsen, trustees of the Steven W. Larsen and Bonnie A. Larsen Revocable Living Trust dated September 28, 2017, or the Successor Trustee, Grantee, and to Grantee's heirs, successors and assigns, the following described real property situated in Klamath County, Oregon, to wit:

Lot 3 in Block 1 of Plat 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor warrants that the aforesaid property is free of encumbrances except liens, encumbrances, easements, covenants, conditions, restrictions, and exceptions of record.

Legal description created prior to January 1, 2008.

The liability and obligations of the 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 amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true and actual consideration paid for this conveyance is \$ -0-, estate planning purposes.

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, 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, AND 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 duly executed this instrument this 28th day of September, 2017.

Steven W. Larsen

Bonnie A. Larsen

State of Oregon     )  
                              ) ss.  
County of Linn     )

Personally appeared before me this 28th day of September, 2017, the above-named and identified Steven W. Larsen and Bonnie A. Larsen, and acknowledged the foregoing instrument to be their voluntary act and deed.



Cathy Jeanne Lee  
Notary Public for Oregon