



11/15/2017 09:33:09 AM

Fee: \$52.00

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Recording Office*

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

Smith, Davison & Brasier, PC

PO Box 830

Corvallis, OR 97339-0830

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Margaret G. Cheyne

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Margaret G. Cheyne, Trustee of the Margaret G. Cheyne Living Trust dated May 3, 2017

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0

Other: This is a transfer to living trust, and
there is no consideration for the transfer.

5. Send tax statements to:

ORS 205.234(1)(e)

Margaret G. Cheyne, Trustee

10057 E. Langell Valley Road

Bonanza, OR 97623

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

**7. The amount of the monetary obligation imposed
by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2017-005892 Klamath County, Oregon

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of Margaret G. Cheyne, Grantor

to correct the legal description, as indicated on the face of the attached original Warranty Deed,

previously recorded in book _____ and page _____, or as fee number 2017-005892."

2017-005892

Klamath County, Oregon

After recording return to:

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

Grantor:

Margaret G. Cheyne
10057 E. Langell Valley Road
Bonanza, OR 97623

Mail tax statements to Grantee:

Margaret G. Cheyne, Trustee
10057 E. Langell Valley Road
Bonanza, OR 97623



05/31/2017 11:26:40 AM

Fee: \$47.00

WARRANTY DEED

Margaret G. Cheyne, hereinafter called Grantor, does hereby grant, convey, and warrant to Margaret G. Cheyne, Trustee of the Margaret G. Cheyne Living Trust dated May 3, 2017, hereinafter called Grantee, and unto Grantee's 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 Klamath, State of Oregon, described as follows, to-wit:

Situated in the County of Klamath, State of Oregon:

SE 1/4 of Section 32, Township 38 South, Range 14 East of the Willamette Meridian.

SE 1/4 SE 1/4 of Section 36, Township 38 South, Range 14 East of the Willamette Meridian.

S 1/2 NW 1/4, NE 1/4 ^{SW} SE 1/4, ^{NN 1/4} S 1/2 SE 1/4 of Section 1, Township 39 South, Range 14 East of the Willamette Meridian.

NE 1/4 NE 1/4 of Section 12, Township 39 South, Range 14 East of the Willamette Meridian.

SUBJECT TO all easements, reservations, restrictions and right of ways of record or apparent on the ground, as stated above.

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

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

This is a transfer to a living trust, and there is no consideration for the transfer.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor 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 May 3, 2017.

Margaret G. Cheyne
Margaret G. Cheyne

STATE OF OREGON)
) ss.
County of Klamath)

This Warranty Deed is signed and acknowledged before me May 3, 2017, by Margaret G. Cheyne, Grantor.

Linda Hammerich
Notary Public for Oregon

