2017-014394 Klamath County, Oregon



12/19/2017 09:52:29 AM

Fee: \$72.00

After recording return to: Kristin Denmark Thorp, Purdy, Jewett, Urness & Wilkinson, P.C. 1011 Harlow Road, Suite 300 Springfield, OR 97477

Until a change is requested, all tax statements shall be sent to:

No change

SPECIAL WARRANTY DEED

Owen C. Arnold, Grantor, conveys and specially warrants to Owen C. Arnold and Jean E. Ferris, Co-Trustees of the Owen C. Arnold Living Trust, Grantees, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

The South 1/2 of the West 1/2 of Lot 4, Block 2, also known as: Lot 4D, Block 2, Klamath Falls Forest Estates Sycan Unit as recorded in Klamath County, Oregon.

Assessor's Parcel #3313-03000-02500

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property (including any Declaration of Restrictions recorded with this subdivision recorded in the Office of the Klamath County, Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein).

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 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.

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.

The true consideration for this conveyance is transfer to a revocable living trust.

DATED: Nov. 8 _____, 2017.

Jean E. Ferris, Attorney-In-Fact for Owen C. Arnold

STATE OF _______) ss.

County of ______)

The foregoing instrument was acknowledged before me this _____ day of ______

2017, by Jean E. Ferris, Attorney-In-Fact for Owen C. Arnold.

My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

######################################	**************************************
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	
State of California County of	ASICA (ASINO), NUMY PUNIU Here Insert Name and Title of the Officer YIS, MANHLY-IN-FACT FUK-
OWEN C. Avi	Name(s)Jof Signer(s)
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
JESSICA CASTRO Notary Public – California Orange County Commission # 2201260 My Comm, Expires Jun 22, 2021	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.
Place Notary Seal and/or Stamp Above	Signature Signature of Notary Public
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.	
Description of Attached Document Title or Type of Document: Document Date: Number of Pages: Multiple Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s) Signer's Name:	Signer's Name: Corporate Officer – Title(s): Partner – Limited General Individual Attorney in Fact Chardian of Conservator Other: Signer is Representing:

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