

Recording Requested by:  
Bonnie A. Lam  
Attorney for Grantor(s)  
111 N. Seventh Street  
Klamath Falls, OR 97601

2017-014427  
Klamath County, Oregon



12/19/2017 02:47:15 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

Thomas W. Garbutt, Trustee  
227 East 96<sup>th</sup> Street #2RE  
New York, NY 10128

Until requested otherwise, send all

tax statements to:

Thomas W. Garbutt, Trustee  
227 East 96<sup>th</sup> Street #2RE  
New York, NY 10128

## WARRANTY DEED

Thomas Garbutt, "Grantor," hereby conveys, grants, sells and warrants, to Thomas W. Garbutt, as Trustees of the *Thomas W. Garbutt Revocable Living Trust* under agreement dated December 6, 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:

See Exhibit "A"

**Subject to:** all those items of record and those apparent upon the land, if any, as of the date of this deed, and those shown below, if any;

**TOGETHER WITH Easement** for ingress and egress, location of utilities, including delivery of water, electricity and communication as described in the Easement Agreement recorded on April 23, 1996 in Volume M96, page 11270, Microfilm Records of Klamath County, Oregon.

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 15 day of DEC, 2017.

THOMAS GARBUTT

STATE OF Oregon )  
County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 15 day of December, 2017 by Thomas Garbutt

Notary Public for  
My Commission Expires: November 29, 2019

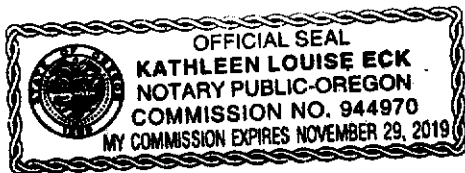


EXHIBIT "A"

Parcel 1:

Located in the SW 1/4 NE 1/4 and the SE 1/4 NE 1/4 of Section 1, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more specifically described as follows:

Beginning at the Southeast corner of the Midland Hills Estates, a legal subdivision as platted and filed with the County Clerk, Klamath County, Oregon; thence South 00 degrees 09'00" East for a distance of 200 feet; thence North 89 degrees 56'19" East for a distance of 50 feet; thence South 00 degrees 09'00" East for a distance of 230 feet; thence North 89 degrees 56'19" West for a distance of 230 feet; thence North 00 degrees 9'00" West for a distance of 430 feet, more or less to the South boundary line of the Midland Hills Estates; thence North 89 degrees 56'19" East for a distance of 180 feet to the point of beginning.

Parcel 2:

Lot 3A, Block 3, Midland Hills Estates, in the County of Klamath, State of Oregon.