

**2018-003611**

**Klamath County, Oregon**

**03/26/2018 09:43:01 AM**

**Fee: \$47.00**

## **WARRANTY DEED**

***Unless a change is requested, all tax statements shall be sent to  
Grantee at:***

Roy E. King, Jr., Trustee  
619 Onaha Street  
Honolulu, Hawaii 96816

**After recording, this Deed shall be delivered to:**

Brinich & Bertalan, LLP  
250 NW Franklin Ave, Ste 101  
Bend, Oregon 97703

The true consideration for this transfer is for estate planning purposes.

Roy E. King, Jr. and Gloria M. King, as tenant by the entirety, Grantors, convey and warrant to Roy E. King, Jr., as Trustee or the Successor Trustee, of The Roy E. King Jr. Trust, utd January 11, 2018, Grantee, all of their right, title and interest in and to the following described real property, free of encumbrances except as specifically set forth herein:

Lot 16 in Tract 1309, CROWN RIDGE SUBDIVISION PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO all exceptions to coverage contained in Grantors' policy or policies of title insurance insuring Grantor's title to the subject property, if Grantors have any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

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

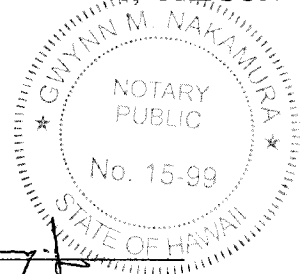
2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 12 day of March, 2018.

Doc. Date: <u>3.12.2018</u> # Pages <u>2</u>
Notary Name: Gwynn M. Nakamura First Circuit
Doc. Description <u>Warranty</u>
<u>Deed</u>
<u>Gwynn M. Nakamura</u> <u>3.12.2018</u>
Notary Signature Date

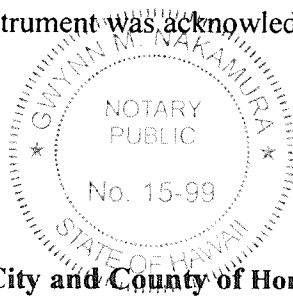
Roy E. King, Jr.  
ROY E. KING, JR.

Gloria M. King  
GLORIA M. KING



STATE OF HAWAII, City and County of Honolulu) ss.

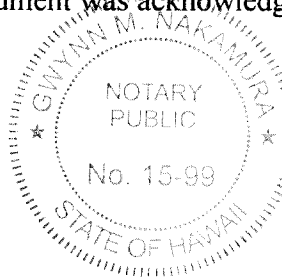
The foregoing instrument was acknowledged before me this 12 day of March, 2018 by Roy E. King, Jr.



Gwynn M. Nakamura  
NOTARY PUBLIC FOR Honolulu HI  
My Commission Expires: 3-15-2019

STATE OF HAWAII, City and County of Honolulu) ss.

The foregoing instrument was acknowledged before me this 12 day of March, 2018 by Gloria M. King.



Gwynn M. Nakamura  
NOTARY PUBLIC FOR Honolulu HI  
My Commission Expires: 3-15-2019