

AFTER RECORDING RETURN TO:

Jennifer B. Todd, Lawyer
1855 Fairgrounds Road NE
Salem, OR 97301

SEND TAX STATEMENTS TO:

Lana Crawford
P.O. Box 543
Aumsville, OR 97325

2018-007359

Klamath County, Oregon



00224048201800073590020020

06/19/2018 08:21:15 AM

Fee: \$87.00

Warranty Deed

Lana Crawford, **Grantor**

conveys and warrants to

Lana Crawford, Trustee of the Lana Crawford Trust under agreement dated June 5, 2018, **Grantee**, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Physical description:

Split Rail Ranchos, Block 1, Lot 48, Klamath County, Oregon

Tax account number: R137934

Legal description:

Lot 48, Block 1, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to: All liens and encumbrances of public record or apparent on the property by inspection. All covenants, conditions, restrictions and/or easements, if any, affecting title, that may appear in the public record, including those shown on any recorded plat or survey.

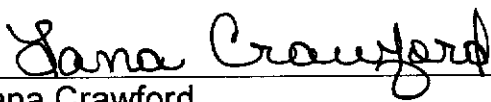
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance containing exceptions for matters of public record. The limitations contained herein expressly do not relieve Grantor 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 transfer is value other than money.

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.

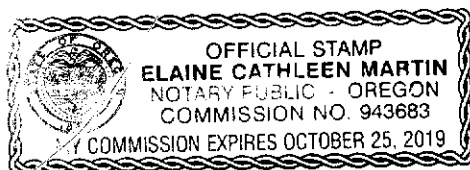
Dated: June 5, 2018.

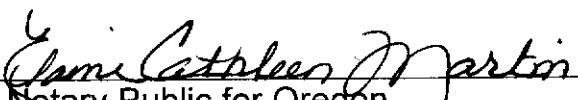

Lana Crawford

STATE OF OREGON

County of Marion

This instrument was acknowledged before me on June 5, 2018, by Lana Crawford.




Notary Public for Oregon