



00225342201800083990010018

07/16/2018 08:45:05 AM

Fee: \$82.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Jerry and Lorna Calhoun, Trustees 4720 Horned Lark Drive Klamath Falls, OR 97601
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Grantor:  
Jerry Calhoun and Lorna Calhoun  
4720 Horned Lark Drive  
Klamath Falls, OR 97601

Grantee:  
Jerry Calhoun and Lorna Calhoun, Trustees  
4720 Horned Lark Drive  
Klamath Falls, OR 97601

WARRANTY DEED

Jerry L. Calhoun and Lorna L. Calhoun, Grantors, convey and warrant to Jerry Calhoun and Lorna Calhoun, Trustees of the 2018 Calhoun Family Trust dated July 13, 2018, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

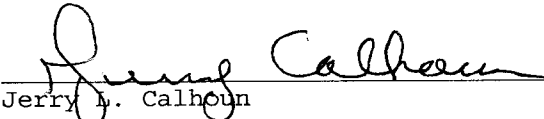
Lot 1244, Tract 1440, RANCHVIEW ESTATES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


SUBJECT TO AND EXCEPTING: Free and clear of only those encumbrances insured by any title insurance policy insuring the right, title and interest of Grantors.

The true and actual consideration for this transfer is Estate Planning.

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.

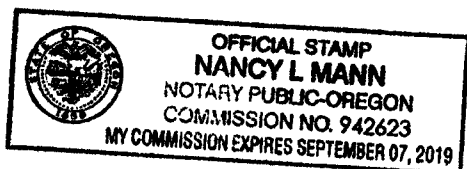
DATED this 13 day of July, 2018.

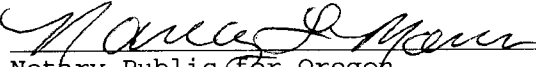
  
Jerry L. Calhoun

  
Lorna L. Calhoun

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath    )

This instrument was acknowledged before me on July 13, 2018 by Jerry Calhoun and Lorna Calhoun.



  
Notary Public for Oregon  
My Commission expires: 9-7-19