

**After recording return to:**

Justin Wirth, Attorney at Law  
225 SW Fourth Street  
Corvallis, OR 97333



00225539201800085620020021

07/19/2018 09:10:54 AM

Fee: \$87.00

**Grantor's Name:**

Ryan Paul McClaughry and  
Jennifer Rose McClaughry  
25216 Kyle Road  
Monroe, OR 97456

**Grantee's Name:**

Ryan P. McClaughry and Jennifer R. McClaughry,  
Trustee of the Ryan and Jennifer McClaughry  
Living Trust dated July 2, 2018  
25216 Kyle Road  
Monroe, OR 97456

**Mail tax statements to:**

Ryan P. McClaughry and Jennifer R.  
McClaughry, Trustees  
25216 Kyle Road  
Monroe, OR 97456

**WARRANTY DEED**

Ryan Paul McClaughry and Jennifer Rose McClaughry, as Tenants by the Entirety, hereinafter called Grantors, do hereby grant, convey, and warrant unto Ryan P. McClaughry and Jennifer R. McClaughry, Trustees of the Ryan and Jennifer McClaughry Living Trust dated July 2, 2018, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows:

**Lot 7, Block 1, TALL PINES ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**For information only, the Map/Tax Account is R-2508-017C0-00700-000**

The address for this property is: #7, Wild River Drive, Crescent Lake, Oregon, 97733

**Subject to and excepting:** Current taxes, assessments, reservations in patents, and all agreements, easements, rights-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

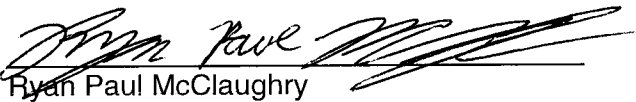
To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever. This is a transfer to a living trust and there is no consideration for the transfer.

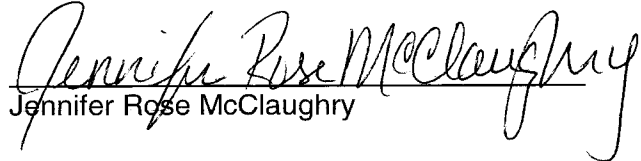
Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the Grantors have executed this instrument on July 2, 2018.

  
Ryan Paul McClaughry

  
Jennifer Rose McClaughry

STATE OF OREGON, County of Benton ) ss.

This Warranty Deed is signed and acknowledged before me on July 2, 2018, by Ryan Paul McClaughry and Jennifer Rose McClaughry.

  
Notary Public for Oregon

