

**AFTER RECORDING RETURN TO:**

Douglass H. Schmor, Attorney at Law  
P.O. Box 128  
Medford, OR 97501

**2018-009297**

**Klamath County, Oregon**

**08/07/2018 08:39:01 AM**

**Fee: \$87.00**

**SEND TAX STATEMENTS TO:**

Richard E. James, Trustee  
Valerie J. James, Trustee  
4000 Walker Creek Rd.  
Central Point, OR 97502

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**WARRANTY DEED**

**Richard E. James, Grantor**, conveys and warrants to **Richard E. James, Trustee of the Richard E. James Living Trust, dated March 22, 1999**, as to an undivided one-half (1/2) interest) as tenant-in-common, and **Valerie J. James, Trustee of the Valerie J. James Living Trust, dated March 22, 1999**, as to an undivided one-half (1/2) interest as tenant-in-common, **Grantees**, that certain real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, legally described as follows, to-wit:

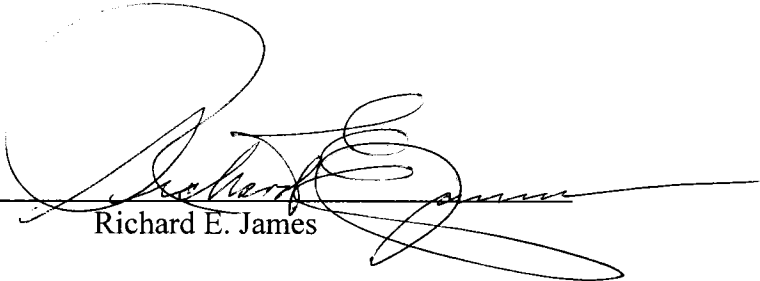
**Lot 12, Block 8, Fox Hollow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

SUBJECT TO: All easements, covenants, conditions, restrictions, reservations, rights of way and provisions of record, if any.

There is no monetary consideration for this transfer. The transfer is made for estate planning purposes.

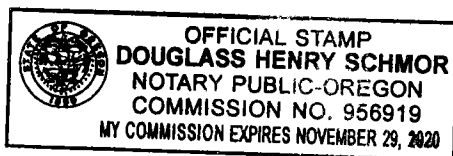
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.**

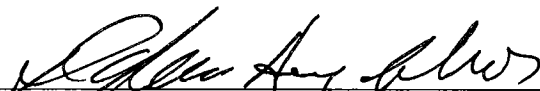
Dated: August 3, 2018

  
Richard E. James

STATE OF OREGON           )  
  ) ss  
County of Jackson        )

On the 3<sup>rd</sup> day of August, 2018, personally appeared before me **Richard E. James** and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Notary Public for Oregon  
My Commission expires: 11/29/2020