



11/07/2018 12:01:23 PM

Fee: \$87.00

## WARRANTY DEED

**GRANTORS:**

Richard L. Bath and Carol E. Bath, as Tenants by the Entirety  
913 Mendolia Way  
Central Point, OR 97502

**GRANTEES:**

Richard L. Bath and Carol E. Bath, Trustees or their successors in trust, under the BATH LIVING TRUST, dated June 19, 2018  
913 Mendolia Way  
Central Point, OR 97502

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING:**

Richard L. Bath and Carol E. Bath, Trustees  
913 Mendolia Way  
Central Point, OR 97502

**AFTER RECORDING, RETURN TO:**

Law Offices of Martial E. Henault, P.C.  
311 South Holly Street  
Medford, Oregon 97501

Richard L. Bath and Carol E. Bath, as Tenants by the Entirety, Grantors, hereby convey and warrant to Richard L. Bath and Carol E. Bath, Trustees or their successors in trust, under the BATH LIVING TRUST, dated June 19, 2018, and any amendments thereto, Grantees, all their interest in the real property situated in Klamath County, Oregon, commonly known as 2030 Garden Avenue, Klamath Falls, Oregon, 97601 and more particularly described as

Lot 508, Block 102, MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

free of encumbrances except as specifically set forth herein, or of record.

SUBJECT TO easements, covenants, conditions and restrictions of record.

The consideration for this conveyance in terms of dollars is \$0.00, but the conveyance is based on other good and valuable consideration.

This deed is given to place real property in a revocable living trust. Under the terms of said trust upon the resignation, death or disability of the initial Trustee, the then named Successor Trustee(s) will become Trustee. 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 any standard policy of title insurance which Grantor may hold with respect to the subject property. 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.

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.

Richard L. Bath  
RICHARD L. BATH

Carol E. Bath  
CAROL E. BATH

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF JACKSON             )

This instrument was acknowledged before me on October 23, 2018 by Richard L. Bath.



[Signature]  
Notary Public - State of Oregon

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF JACKSON             )

This instrument was acknowledged before me on October 23, 2018 by Richard L. Bath.



[Signature]  
Notary Public - State of Oregon