

2018-014334

Klamath County, Oregon



00232516201800143340020020

11/28/2018 10:21:37 AM

Fee: \$87.00

**GRANTOR NAME AND ADDRESS**

THOMAS A. SIMS  
LINDA M. SIMS  
4734 Cleveland Avenue  
Klamath Falls, Oregon 97601

**GRANTEE NAME AND ADDRESS**

THOMAS SIMS and LINDA SIMS,  
Trustees of the THOMAS AND  
LINDA SIMS TRUST  
4734 Cleveland Avenue  
Klamath Falls, Oregon 97601

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO**

**GRANTEES**

4734 Cleveland Avenue  
Klamath Falls, Oregon 97601

Returned at Counter

**WARRANTY DEED - STATUTORY FORM**

**THOMAS A. SIMS and LINDA M. SIMS, Grantors, convey and warrant to THOMAS SIMS and LINDA SIMS, Trustees of the THOMAS AND LINDA SIMS TRUST uad 11 - 27 - 18 Grantees, all of that certain real property described as follows:**

**Parcel 1:**

Lot 11, Tract 1283, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3908-012DA-02300-000      Key No: 877177

**Parcel 2:**

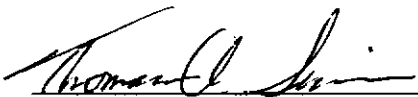
Lot 716, Block 129, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No. 3809-033DA-06000-000      Key No: R614838

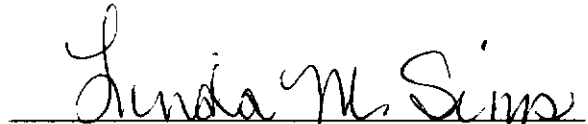
The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other

property or value given or promised which is the whole consideration, being 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 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."




**THOMAS A. SIMS**, Grantor



**LINDA M. SIMS**, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 27<sup>th</sup> day of November, 2018, by **THOMAS A. SIMS** and **LINDA M. SIMS**, Grantors.



NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-20-19