2019-000651 Klamath County, Oregon

01/23/2019 09:34:13 AM

Fee: \$82.00

Grantor: William T. Hall 5359 Glenwood Dr Klamath Falls, OR 97603-8506 Grantee: William Trice Hall, Trustee of THE WILLIAM TRICE HALL LIVING TRUST 5359 Glenwood Dr Klamath Falls, OR 97603-8506 Send Tax Statements to: William Trice Hall, Trustee 5359 Glenwood Dr Klamath Falls, OR 97503-8506 After Recording Return to: Samuel A. Hall, Jr., Attorney 12455 SW 68th Avenue, Portland, Oregon 97223

## WARRANTY DEED

William T. Hall, as Grantor, hereby conveys and warrants to William Trice Hall as Trustee of THE WILLIAM TRICE HALL LIVING TRUST, U/A dated October 16, 2018, Grantee, the following described real property situated in Oregon, which has the common address of 5359 Glenwood Dr., Klamath Falls, Klamath County Oregon and further legally described as:

Lot 24, Block 10, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

Exceptions: Any exceptions of record.

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, OF 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 RIGHT OF NEIGHBORING PROPERTY OWNERS, IF AY UNDER ORS 195.300, 195.A391 AND 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.

The true consideration for this conveyance is \$0. This transfer is being made for estate planning purposes.

STATE OF OREGON COUNTY OF WASHINGTON day of January, 2019, personally appeared the above named William T. Hall and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL STAMP DONNA MAY HALL NOTARY PUBLIC-OREGON COMMISSION NO. 958577 MY COMMISSION EXPIRES JANUARY 24, 2021

otary Public for Oregon

My Commission Expires: Jan 24, 2021