

2019-003312

Klamath County, Oregon



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03/26/2019 09:49:01 AM

Fee: \$92.00

WKC/kp/putman/putman/deed  
2/5/19

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Gift Deed**

**Date:** February 16, 2019

**Grantor:** Joe D. Putman, not joined by his wife because the herein described property constitutes no part of their homestead.

**Grantor's Mailing Address:**

Joe D. Putman  
609 CR 3677  
Paradise, Texas 76073

**Grantee:** Richard Dean Putman

**Grantee's Mailing Address:**

Send tax statements to:  
Richard Dean Putman  
271 Dakota Mountain Drive  
Dripping Springs, Texas 78620

**Consideration:** ONE AND NO/100 DOLLARS and for the Love of, and affection for, Grantee.

**Property (including any improvements):**

Lot 6, Block 86, Klamath Falls, Forrest Estates Highway 66 Unit, Plat No. 4, as recorded in Klamath County, Oregon.

PROVIDED, however, there is expected from the foregoing grant and conveyance and from the warranty hereinafter contained, all oil, gas and other minerals on, in and under said land, intending hereby to convey to Grantee THE SURFACE ESTATE ONLY.

GENERAL WARRANTY GIFT DEED

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Return to Original to:  
William K. Clary, PC  
PO Box 98  
Bridgeport, TX 7426

**Reservations from Conveyance:** SAVE AND EXCEPT and there is reserved unto Grantor all oil, gas and other minerals in and under the subject property, together with the right of ingress and egress, mining and oil drilling privileges appurtenant thereto.

**Exceptions to Conveyance and Warranty:**

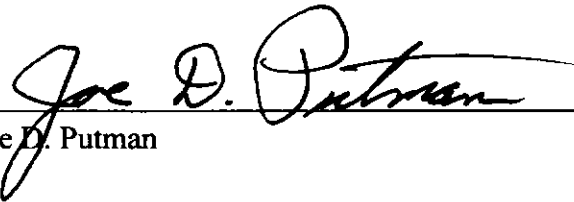
The terms of any valid easement now of record or apparent on the surface of said land, and the terms of any valid oil, gas and mineral lease or easement, covering said land or any part thereof, and to the terms of any prior severance of any oil, gas and mineral interest or interests in and under the same, together with the right of ingress and egress, mining and oil drilling privileges appurtenant thereto.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definition Is for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

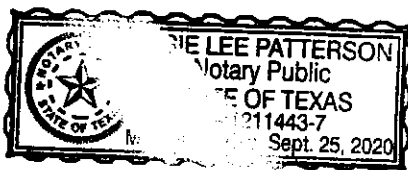
(THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES; NO ABSTRACTS OR TITLE INSURANCE FURNISHED)

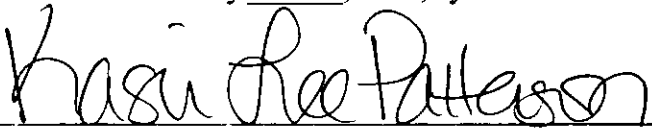
  
\_\_\_\_\_  
Joe D. Putman

STATE OF TEXAS )

COUNTY OF WISE )

This instrument was acknowledged before me on February 6, 2019, by Joe D. Putman.



  
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Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

William K. Clary, P.C.  
P.O. Box 98  
Bridgeport, Texas 76426  
(940)683-6722 Fax: (940)683-4029

AFTER RECORDING RETURN TO:

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