

2019-003417

Klamath County, Oregon

03/28/2019 02:27:01 PM

Fee: \$87.00

Recording requested by:
PIXTON LAW GROUP

After recording return to:
PIXTON LAW GROUP
5285 Meadows Rd., Ste. 377
Lake Oswego, OR 97035

Until a change is requested,
send tax statements to:
THEODORE A. SIMSON and JEAN M. SIMSON
22466 S Nottingham Court
Sherwood, OR 97140

WARRANTY DEED

THEODORE A SIMSON and JEAN M SIMSON, Grantors, convey and warrant to THEODORE A. SIMSON and JEAN M. SIMSON, Trustees or their successors in trust under THE SIMSON LIVING TRUST dated March 26, 2019, and any amendments thereto, either of whom may act independently, Grantee, all of Grantors' interest in the following real property situated in Klamath County, Oregon, to-wit:

Parcel 1: Lot 30 in Block 1 of Tract 1110, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2: That portion of the SW1/4NE1/4 and the W1/2NW1/4SE1/4 lying North of the centerline of Snake Creek in Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3: All that portion of the W1/2E1/4NW1/4 and the W1/2NE1/4SW1/4 of Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the center line of Snake Creek.

Parcel 4: All that portion of the E1/2SE1/4NW1/4 and the E1/2NE1/4SW1/4 of Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the centerline of Snake Creek.

Subject to covenants, conditions, easements, encumbrances and rights-of-way of record, as well as encroachments of any obvious nature.

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 a standard policy of title insurance. 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.

The purpose of this transfer is to convey the Grantors' interest in this real property to the Grantors' revocable living trust. The true consideration for this conveyance is NONE.

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 March 26, 2019.

Theodore A Simson
THEODORE A. SIMSON

Jean M Simson
JEAN M. SIMSON

STATE OF OREGON)
) ss.
COUNTY OF CLACKAMAS)

THEODORE A. SIMSON and JEAN M. SIMSON acknowledged this instrument before me on

3-26, 2019.

Jon Thomas Pixton
Notary Public for Oregon

