

2019-007858

Klamath County, Oregon

07/12/2019 01:43:00 PM

Fee: \$87.00

After recording return to:

Kyle R. Cochran
Jessica D. Cochran
10914 Siskin Lane
Klamath Falls, Oregon 97601

**Until a change is requested,
mail all tax statements to:**

Kyle Ryan Cochran and Jessica Dayle Cochran
Trustees of the Cochran Living Trust
10914 Siskin Lane
Klamath Falls, Oregon 97601

STATUTORY WARRANTY DEED

The true consideration for this conveyance is \$0 (for estate planning purposes, for the benefit of the grantors).

Kyle R Cochran and Jessica D Cochran, Grantors, convey to Kyle Ryan Cochran and Jessica Dayle Cochran, Trustees of the Cochran Living Trust dated July 5, 2019, and any amendments thereto, Grantees, the following described real property, free of liens and encumbrances except as specifically set forth as part of the record or listed herein:

Lot 46, RUNNING Y RESORT, PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

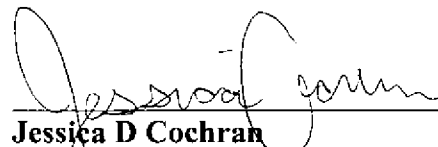
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 this 5 day of July, 2019.



Kyle R Cochran

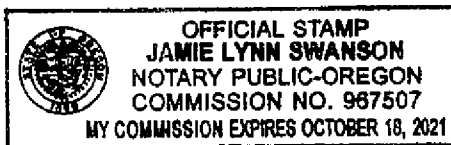


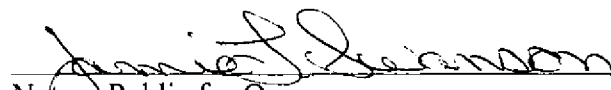
Jessica D Cochran

STATE OF OREGON)
COUNTY OF Klamath) ss.

On this 5 day of July, 2019, appeared the above-named **Kyle R Cochran and Jessica D Cochran**, who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:





Notary Public for Oregon
My Commission Expires: 10-18-21