

2019-008908

Klamath County, Oregon

08/06/2019 02:30:02 PM

Fee: \$82.00

After Recording Return To:

Fredrick and Gloria Rice
P.O. Box 813
Silverton, Oregon 97381

Until a change is requested

all tax statements shall be sent to:

No Change

STATUTORY WARRANTY DEED

Fredrick Myron Rice and Gloria Jean Rice, husband and wife, ("Grantor") conveys to Fredrick Myron Rice and Gloria Jean Rice Trustees of the Fredrick Myron Rice and Gloria Jean Rice Joint Revocable Living Trust under agreement dated July 31, 2019 ("Grantee") the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein, to wit:

Lot 2 in Block 10 of FIRST ADDITION TO RIVER PINE ESTATES, Klamath County, Oregon. Klamath County Tax Account No. R133000

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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.

This deed is given for estate planning purposes. The true and actual consideration for this deed is \$0.

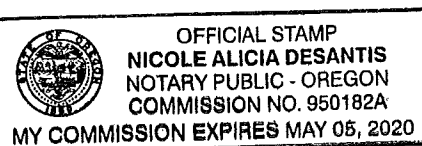
DATED this 31st day of July, 2019.

Fredrick Myron Rice
Fredrick Myron Rice

Gloria Jean Rice
Gloria Jean Rice

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 31st day of July 2019, by Fredrick Myron Rice and Gloria Jean Rice.



Nicole Desantis
Notary Public for Oregon
My commission expires: 5/5/20

This document is recorded as an accommodation only.
No liability is accepted for the condition of title or for the
validity, sufficiency or effect of this document.

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Adm Title