

2019-009359

Klamath County, Oregon



00245462201900093590020029

08/16/2019 11:03:08 AM

Fee: \$87.00

**After Recording, Return To:**

Maura K. Roberts  
Thorp Purdy Jewett, et al.  
1011 Harlow Road, Suite 300  
Springfield, OR 97477

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

Barbara L. Vallier  
41895 Holden Creek Lane  
Springfield, OR 97478

**SPECIAL WARRANTY DEED  
(Statutory Form)**

**Barbara L. Vallier**, Grantor, conveys and specially warrants to **Barbara L. Vallier, Trustee of the Vallier Living Trust Dated July 31, 2019**, Grantee, the real property situated in Klamath County, Oregon, and more particularly described as:

LOT 55 IN BLOCK 2 OF TRACT 1098, SPLIT RAIL RANCHOS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: 138345

Tax Lot: 2310-035B0-05100

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 for easements, reservations, restrictions and encumbrances of record, 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.

**TRUE CONSIDERATION: Estate Planning.**

**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, 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 31<sup>st</sup> day of July, 2019.

Barbara L. Vallier  
Barbara L. Vallier, Grantor

STATE OF OREGON       )  
                                      ) ss.  
County of Lane        )

Personally appeared before me the above-named **Barbara L. Vallier**, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 31<sup>st</sup> day of July, 2019.



Linda Laberge  
Notary Public for Oregon  
My Commission Expires: 3-12-2022