

**After Recording, Return to:**

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10300 SW Greenburg Road, Suite 530  
Portland, OR 97223-5486

**2019-009749**

**Klamath County, Oregon**

08/26/2019 08:18:07 AM

Fee: \$87.00

**Send Tax Statements to:**

Cyrus A. Fitton, Trustee  
Ronda S. Fitton, Trustee  
1805 NE Highway 20  
Bend, OR 97701

**STATUTORY WARRANTY DEED**

Cyrus A. Fitton and Ronda Fitton, Grantors, convey and warrant to Cyrus Andrew Fitton and Ronda Sue Fitton, Trustees of the Cyrus & Ronda Fitton Family Trust dated November 26, 2018, Grantees, all of Grantors' right, title and interest in and to the real property situated in Klamath County, Oregon and more particularly described as follows:

LOTS 9, 10, 11, 12 AND 13 BLOCK 9 OF RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel Nos. R415401, R415385, and R415394

Subject to all encumbrances of record.

The true consideration for this conveyance is \$-0-. This deed is given to transfer the real property to Grantors' revocable living trust.

Any and all liabilities and obligations of Grantors to Grantee, and Grantee's successors and assigns under the warranties and covenants contained in this deed or provided by law shall be limited solely to the amount, nature and terms of any indemnification provided to Grantors under any title insurance policy issued for the benefit of and protecting Grantors. Grantors shall have no liability or obligation to Grantee and Grantee's successors and assigns except to the extent that indemnity for such liability or obligation is provided to Grantors under a title insurance policy.

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

