

THIS SPACE RESERVED FOR RECORDER'S USE

Returned at Counter

After recording return to:

Richard L. Garbutt

525 Main St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Richard L. Garbutt Trustee

525 Main St.

Klamath Falls, OR 97601

File No.

2019-012715

Klamath County, Oregon



00249498201900127150030034

10/30/2019 03:16:04 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Richard L. Garbutt

Grantor(s), hereby convey and warrant to

Richard L. Garbutt as Trustee of the Richard L. Garbutt Family Trust

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See attached Exhibit "A made a part hereof.

The true and actual consideration for this conveyance is estate planning

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 30th day of October, 2019

Richard L. Garbutt
State of Oregon } ss
County of Klamath }

On this 30 day of October, 2019, before me, Kathleen L. Eck a Notary Public in and for said state, personally appeared Richard L. Garbutt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen L. Eck
Notary Public for the State of Oregon

Residing at: State of Oregon

Commission Expires: Nov 29, 2019



Exhibit "A" Legal Description

Parcel 1:

Lot 14 of TRACT 1173, being a Subdivision of Lot 1, Block 10, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH that portion of vacated Vista Way which inured thereto by instrument recorded in Volume 2006, page 017911, Microfilm Records of Klamath County, Oregon.

Parcel 2:

All of his undivided 50% interest in the following:

Lot 1, the S1/2 of Lot 2, the N1/2 of Lot 2, the S1/2 of Lot 3, the N1/2 of Lot 3, Lots 4, 5, 6, 7, 8, 9, 10, 11, 16 and 17 in Block 3 of IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of Waverly Way that was vacated by Order of Vacation #93-003, recorded July 8, 1992 in Volume M92, page 14911, Microfilm Records of Klamath County, Oregon.

Lots 3, 4, 5, 6 and 7 in Block 2 of IDLEREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of Waverly Way that was vacated by Order of Vacation #93-003, recorded July 8, 1992 in Volume M92, page 14911, Microfilm Records of Klamath County, Oregon.

Parcel 3:

Lot 932 in RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.