



11/18/2019 01:00:00 PM

Fee: \$82.00

After Recording, return to:

Tyler C. Yeoman-Millette, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:

Robert Noud and Roxanne Noud, Co-Trustees
Noud Family Trust
245 Kanuku Street, S.E.
Salem, OR 97306

SPECIAL WARRANTY DEED

R. CHRISTOPHER NOUD, "Grantor", hereby conveys and specially warrants to **ROBERT NOUD and ROXANNE NOUD, CO-TRUSTEES OF THE NOUD FAMILY TRUST U/A DATED SEPTEMBER 20, 2019**, including any amendments thereto, or to such Successor Trustee(s) of such trusts created under such instruments as may hereafter be appointed, as "Grantee", all of the Grantor's interest in the following described real property located in Klamath County, Oregon, free of encumbrances created or suffered by Grantor and except for matters of public record, to-wit:

Lot 38, Block 93, KLAMATH FALLS FOREST ESTATES, Highway 66, Plat 4, Klamath County, Oregon.

Subject to: Covenants, conditions, restrictions, easements, or other encumbrances of record, if any.

(For informational purposes only: Also known as Parcel ID #394415; Tax Lot #3711-026B0-01500; No site address.)

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR(S) TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR(S) UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR(S) OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. (This conveyance is made for estate planning purposes.)

"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. 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 20 day of September, 2019.

GRANTOR:

R. CHRISTOPHER NOUD

STATE OF OREGON, County of Marion) ss.

On September 20, 2019, personally appeared before me the above-named **R. CHRISTOPHER NOUD** who acknowledged the within instrument as his true and voluntary act and deed.



Notary Public for Oregon

L:\Law\EP\Noud, Robert C. & Roxanne L. - 10969\0000\Deed to Trust_Klamath County