

2019-014263

Klamath County, Oregon

Return To: Randall J. Adams  
Attorney at Law LLC  
PO Box 680  
Mt. Angel, OR 97362



12/09/2019 03:04:07 PM

Fee: \$92.00

Tax Statement: James Leonard Rodney, Trustee  
10991 S. Wildcat Rd.  
Molalla, OR 97038

Grantor: James Leonard Rodney  
As Trustee of the Dorothy A. Rodney Trust  
10991 S. Wildcat Rd.  
Molalla, OR 97038

Grantee: James Leonard Rodney,  
As Trustee of the James Leonard Rodney Trust  
10991 S. Wildcat Rd.  
Molalla, OR 97038

Consideration: Zero: **Inheritance**

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**SPECIAL WARRANTY DEED**  
(Transfer to Trust)

**James Leonard Rodney, Trustee of the Dorothy A. Rodney Trust, UAD 1/29/2015**, herein called grantor, does hereby grant, bargain, sell and convey all of his right, title and interest to **James Leonard Rodney, Trustee of the James Leonard Rodney Trust, UAD 1/29/2015**, grantee, and to grantee's successors and assigns, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, for real property situated in **Klamath County, Oregon**, described in Exhibit "A" attached hereto and incorporated herein by reference.


To Have and Hold the same to grantee and grantees' successors and assigns forever. And grantor hereby covenants to and with said grantee and grantees' successors and assigns, that the real property is free from encumbrances and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The liability and obligations of the grantor to grantee and grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to grantor under any title insurance policy, and grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to grantor under any such title insurance policy.

**The consideration for this deed is zero: Inheritance.**

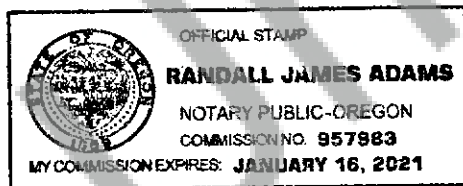
LAND USE LAW - ORS 93.040: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON 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.

The grantor has executed this deed on this 22 day of Nov, 2019.

  
James Leonard Rodney  
Trustee of the Dorothy A. Rodney Trust

STATE OF OREGON, County of Marion) ss

On Nov. 22, 2019, James Leonard Rodney, Trustee of the Dorothy A. Rodney Trust, personally appeared before me and acknowledged the foregoing document to be his voluntary act and deed.



  
Notary Public for Oregon

small.estate..rodney.Klamath. county.deed.

Exhibit "A" to Special Warranty Deed: James Leonard Rodney, Trustee of the Dorothy A, Rodney Trust, Grantor, to James Leonard Rodney, Trustee of the James Leonard Rodney, Grantee

The S 1/2 of the S 1/2 of the SW 1/4 and the S 1/2 of the N 1/2 of the S 1/2 of the SW 1/4, Section 29, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Map Tax Lot R-3511-02900-02000-000, Property ID#R287861

This property is free of encumbrances, EXCEPT: Covenants, conditions, restrictions, rights of way, easements and reservations of record.

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