

2020-003135

Klamath County, Oregon

03/12/2020 03:25:12 PM

Fee: \$82.00

WARRANTY DEED

CHARLES E. SUTTON, III and YVONNE A. SUTTON,

Grantors

CHARLES EDWARD SUTTON and YVONNE ADELE SUTTON, TRUSTEES,

Grantees

After recording return to:

Kit L. Taylor, Attorney at Law
Pariani Villella, LLC
11820 SW King James Place, #50
King City, OR 97224

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

Charles E. and Yvonne A. Sutton
14940 SW 139th Ave.
Portland, OR 97224

WARRANTY DEED

CHARLES E. SUTTON, III and YVONNE A. SUTTON, GRANTORS, convey to CHARLES EDWARD SUTTON and YVONNE ADELE SUTTON, TRUSTEES of the CHARLES E. AND YVONNE A. SUTTON LIVING TRUST dated March 12, 2020, together with all later documents, GRANTEES, their entire interest in and to the following described real property situated in Klamath County, Oregon:

Legal Description: TOWNSHIP 35 South, Range 12, East W. M.
Section 29: West ½ of the West ½ of the Northwest ¼. (40 Acres)

Tax Account No.: R292935

Encumbrances: Subject to Covenants, Conditions, Restrictions, and Easements of record as of the date of this Deed, if any, except those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law; and any Assessments of record.

The liability and obligations of the Grantors to the Grantee and the 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 under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

THE TRUE CONSIDERATION for this conveyance is value received other than monetary consideration. This is a transfer into a revocable trust for the benefit of the Grantors for estate planning purposes only. No dollar value was given.

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: March 12, 2020.

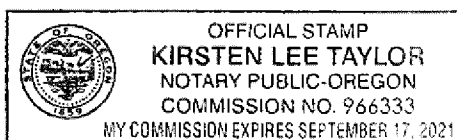

CHARLES E. SUTTON, III, GRANTOR

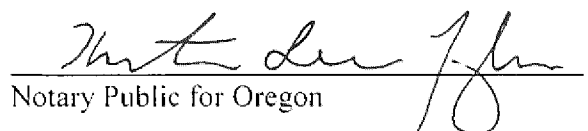

YVONNE A. SUTTON, GRANTOR

STATE OF OREGON

County of Washington

Personally appeared CHARLES E. SUTTON, III and YVONNE A. SUTTON and acknowledged the foregoing instrument to be their voluntary act and deed on March 12, 2020.




Notary Public for Oregon