

**2021-008226**

**Klamath County, Oregon**

**05/24/2021 11:31:00 AM**

**Fee: \$87.00**

**WARRANTY DEED**

Unless a change is requested,  
all tax statements shall be sent to  
Grantee at the following address:  
Loretta J. Browning  
6720 Waggoner Ct.  
Klamath Falls, Oregon 97603

After recording, this Deed shall be delivered to:  
HURLEY RE PC  
DANIELLE LORDI  
747 SW MILL VIEW WAY  
BEND OR 97702

The true consideration for this transfer is for estate planning purposes.

Loretta J. Browning, Grantor, conveys and warrants to Loretta J. Browning, Trustee of the  
Loretta J. Browning Trust, dated May 19, 2021, Grantee, the following described real property  
located in Klamath County, Oregon:

**Lot 4 and the W 1/2 of Lot 5, Block 5, Tract 1085, COUNTRY GREEN, according to  
the official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.**

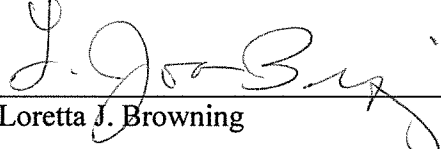
SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title  
insurance insuring grantor's title to the subject property, if Grantor has any such policy or policies  
of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of  
record and which an accurate survey or inquiry of parties in possession of the property would  
disclose.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under  
the warranties and covenants contained in this deed or provided by law shall be limited to the  
amount, nature, and terms of any right of indemnification available to Grantor under any title  
insurance policy, and Grantor will have no liability or obligation except to the extent that  
reimbursement for such liability or obligation is available to Grantor under any title insurance  
policy. The limitations contained in this paragraph specifically do not relieve Grantor of any  
liability or obligations under this instrument, but merely define the scope, nature, and amount of  
the liability of obligations.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF

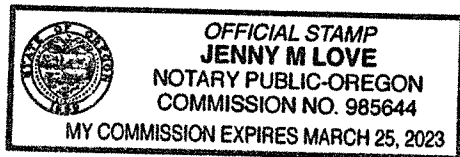
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

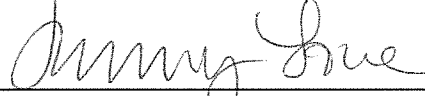
DATED May 19, 2021.

  
Loretta J. Browning

STATE OF OREGON                     )  
  ) ss  
COUNTY OF DESCHUTES         )

The foregoing instrument was acknowledged before me on May 19, 2021, by Loretta J. Browning.



  
Notary Public for Oregon