

2021-009227

Klamath County, Oregon



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06/10/2021 01:24:18 PM

Fee: \$87.00

Grantor Name & Address:

DeAnne G. Sutton
23670 Woods Creek Road
Philomath, OR 97370

Grantees Name & Address:

DeAnne G. Sutton, Trustee of the
D.G. Sutton Trust
23670 Woods Creek Road
Philomath, OR 97370

After recording return to:

Stacey D. Mealer, Attorney
PO Box 81
Sweet Home, OR 97386

Until requested otherwise, send all tax statements to:

DeAnne G. Sutton, Trustee
23670 Woods Creek Road
Philomath, OR 97370

WARRANTY DEED

DeAnne G. Sutton, Grantor, conveys and warrants to DeAnne G. Sutton, as Trustee of the D.G. Sutton Trust dated February 14, 2020, as amended, Grantees, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

Lot 5 in Block 2 of Crescent Meadows according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is \$0. (Transfer to Trust)

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS 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 CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. 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.

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. 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

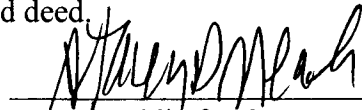
CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST 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 30 day of Dec, 2020.


DeAnne G. Sutton, Grantor

STATE OF OREGON)
) ss.
County of Benton)

Personally appeared before me this 30 day of Dec, 2020, the within named DeAnne G. Sutton, individually, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon
My Commission Expires: 11/11/2022

