



MT-72210MS

M05-71526

Klamath County, Oregon

12/21/2005 10:24:35 AM

Pages 1 Fee: \$21.00

After recording return to:

Stephen E. Hilbert

32955 Highway 97 North

Chiloquin, OR 97624

Until a change is requested all
tax statements shall be sent to
The following address:

Stephen E. Hilbert

32955 Highway 97 North

Chiloquin, OR 97624

Escrow No. MT72210-MS

Title No. 0072210

SM-12

STATUTORY WARRANTY DEED

Stephen E. Hilbert and Debbie P. Hilbert, Trustees of the Hilbert Family Trust dated November 23, 1999, Grantor(s) hereby convey and warrant to Stephen E. Hilbert and Debbie P. Hilbert, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Government Lots 20, 21, 30, 31 and 40 of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM anything lying within the right of way of the Southern Pacific Railroad Right of Way.

Tax Account No: 3507-01600-00500-000

Key No: 232812

TOGETHER WITH a non-exclusive easement for access as described in instrument recorded March 18, 1987 in Volume M87, page 4500, Microfilm Records of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$0.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16th day of December, 2005.

The Hilbert Family Trust dated November 23, 1999

Stephen E. Hilbert, Trustee

Debbie P. Hilbert

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 16, 2005 by **Stephen E. Hilbert and Debbie P. Hilbert, Trustees of the Hilbert Family Trust dated November 23, 1999.**

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



2/0