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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

MTC-1396-1531

M06-07045

Klamath County, Oregon

04/11/2006 02:43:26 PM

Pages 1 Fee: \$21.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Eric Anthony Olson
1931 Huron Street
Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that STEPHEN E. HILBERT AND DEBBIE P. HILBERT TRUSTEES OF THE HILBERT FAMILY TRUST dated 11/23/99

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ERIC ANTHONY OLSON

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 15 and the Southwesterly one-half of Lot 16 in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R-3809-028CB-04300-000

Key No 305244

Correct of that certain deed recorded in Volume M06 at page 02656 Microfilm Records of Klamath County Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and apparent to the land

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 182,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on March April 11 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Trustees of the Hilbert Family Trust dated 11/23/99

By-

Stephen E. Hilbert

By-

Debbie P. Hilbert

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on April 11 2006

by

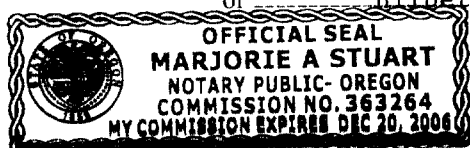
Stephen E. Hilbert and Debbie P. Hilbert as Trustees

as

Trustees

of

Hilbert Family Trust dated 11/23/99



Notary Public for Oregon

My commission expires 12/20/06

21.00