

2007-019510

Klamath County, Oregon



00035290200700195100010015

11/16/2007 08:26:21 AM

Fee: \$21.00

After recording, return to:
SCOTT C. SCHULTZ
Attorney at Law
969 Willagillespie Road
Eugene, OR 97401

Until a change is requested,
mail all tax statements to:
NO CHANGE

WARRANTY DEED

STEPHEN E. WEITZEL AND MARIA L. WEITZEL, "Grantors", hereby convey and warrant to STEPHEN E. WEITZEL AND MARIA L. WEITZEL, Trustees, or their successors in trust, under the WEITZEL LIVING TRUST, dated October 30, 2007, and any amendments thereto, "Grantees", the following real property, free of encumbrances except for matters of public record:

Lot 1 in Block 10 of Tract No. 1042, Two Rivers North according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. 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 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)).

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

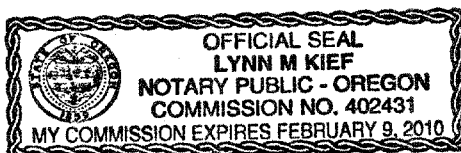
Dated this 12 day of November, 2007.

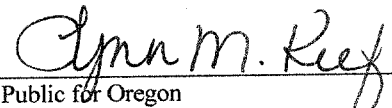

STEPHEN E. WEITZEL


MARIA L. WEITZEL

State of Oregon)
) ss.
County of Lane)

This instrument was acknowledged before me on the 12 day of November, 2007, by STEPHEN E. WEITZEL and MARIA L. WEITZEL.




Notary Public for Oregon