

2008-009261

Klamath County, Oregon



00048695200800092610020027

06/24/2008 10:50:35 AM

Fee: \$26.00

GRANTOR NAME AND ADDRESS:

Eole C. Tomlin  
1767 Kane Street  
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS:

Eole Tomlin Trustee of the  
Eole Tomlin 2008 Revocable Trust  
1767 Kane Street  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan  
Attorney at Law  
435 Oak Avenue  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Eole Tomlin Trustee of the  
Eole Tomlin 2008 Revocable Trust

1767 Kane  
Klamath Falls, OR 97603

**WARRANTY DEED - STATUTORY FORM**

EOLE C. TOMLIN, GRANTOR conveys and warrants to EOLE TOMLIN, TRUSTEE OF THE EOLE TOMLIN 2008 REVOCABLE TRUST, GRANTEE all of that certain real property described as follows, to-wit:

"West 105 feet of Lots 70 and 71 of Yalta Gardens,  
according to the official plat thereof on file in the  
office of the County Clerk, Klamath County, Oregon"

The real property is conveyed free of encumbrances except as specifically set forth herein, as follows:

- 1) Covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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

Warranty Deed

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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."

DATED this 17 day of June, 2008

Eole C Tomlin  
EOLE C. TOMLIN, Grantor

STATE OF OREGON, County of Klamath) ss:

PERSONALLY APPEARED before me EOLE CHRISTINA TOMLIN, as Trustor and EOLE TOMLIN, as Trustee, before me on the 17 day of June, 2008, and acknowledged the foregoing instrument to be her voluntary act and deed.



Susan Harbin  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-12-2010