

2009-004899

Klamath County, Oregon



00063899200900048990010014

04/08/2009 11:42:13 AM

Fee: \$21.00

After Recording Return to:

GAIL M. COLOMBO

2575 Campus Drive Suite 267  
Klamath Falls Oregon 97601

Until a change is requested all tax statements

Shall be sent to the following address:

GAIL M. COLOMBO

Same as above

ATE 66634

## WARRANTY DEED

(INDIVIDUAL)

MIKE HILMER AND MELODIE HILMER TRUSTEES OR THEIR SUCCESSOR IN TRUST UNDER THE HILMER LOVING TRUST DATED JULY 16 1998, herein called grantor, convey(s) to GAIL M. COLOMBO, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 1 of Land Partition 46-00, being parcels 1 and 2 of Land Partition 37-96 situated in the East half of Section 29, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

CODE 008 MAP 4008-00000-TL03701 KEY 881654

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$170,000.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated April 6, 2009.

HILMER LOVING TRUST DATED JULY 16 1998

MIKE HILMER, TRUSTEE

MELODIE HILMER, TRUSTEE

STATE OF OREGON, County of Klamath) sis.

On April 7, 2009 personally appeared the above named MIKE HILMER AND MELODIE HILMER AS TRUSTEES UNDER THE HILMER LOVING TRUST DATED JULY 16 1998 and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



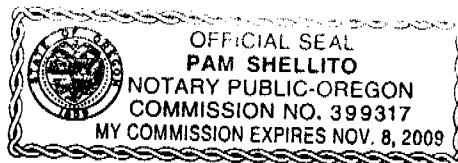
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66634MS

Before me:

Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



ATE 66634