

2009-006111

Klamath County, Oregon



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05/04/2009 01:33:37 PM

Fee: \$26.00

Neal L. Eberlein & Susan K. Eberlein, Husband and Wife, GRANTOR  
 Neal L. Eberlein & Susan K. Eberlein, Tenants in Common, GRANTEE  
 1345 Eldorado Blvd  
 Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

Michael J. Bragg  
 1211 S.W. Fifth Avenue, Suite 1100  
 Portland, OR 97204-3737

*Until a change is requested, all tax  
 statements shall be sent to the following  
 address:*

Neal L. Eberlein and Susan K. Eberlein  
 1345 Eldorado Blvd  
 Klamath Falls, OR 97601

**STATUTORY WARRANTY DEED**

NEAL L. EBERLEIN and SUSAN KAY EBERLEIN, Husband and Wife, Grantor, convey and warrant to NEAL L. EBERLEIN and SUSAN K. EBERLEIN, as tenants in common each as to an undivided fifty percent (50%) interest, Grantee, all of their interest in the following described real property, free from encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

The property is free from encumbrances except those of record.

*THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE COVERING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.*

The true consideration for this conveyance is 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 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 215.00, 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 24<sup>th</sup> day of APRIL, 2009.

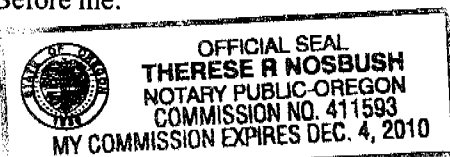
NEAL L. EBERLEIN

SUSAN KAY EBERLEIN

STATE OF OREGON, County of Multnomah ss.

Personally appeared the above named NEAL L. EBERLEIN and SUSAN KAY EBERLEIN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon

My commission expires: 12/4/10

## **EXHIBIT "A"**

Lots 12, 13 and 14 in Block 18 of HILLSIDE ADDITION TO  
THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: Reservations, including the terms and  
provision thereof, as set forth in the deed from the  
Klamath Development Co., a corporation, recorded  
October 14, 1929 in Book 83 at page 242, Klamath County  
Deed Records; and to easements and rights of way of  
record or apparent on the land, if any.