

Susan K. Eberlein, GRANTOR  
Susan K. Eberlein, Trustee, GRANTEE  
1345 Eldorado Blvd  
Klamath Falls, OR 97601

2009-006113  
Klamath County, Oregon



05/04/2009 01:34:42 PM

Fee: \$26.00

**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:*

Susan K. Eberlein, Trustee  
1345 Eldorado Blvd  
Klamath Falls, OR 97601

**STATUTORY WARRANTY DEED**

SUSANK. EBERLEIN, Grantor, conveys and warrants to SUSAN K. EBERLEIN, TRUSTEE, OR HER SUCCESSOR IN TRUST UNDER THE SUSAN K. EBERLEIN REVOCABLE LIVING TRUST DATED APRIL 24, 2009, AND ANY AMENDMENTS THERETO, Grantee, all of her 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 GRANTEES AND GRANTEES' 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 24th day of April, 2009.

  
SUSAN K. EBERLEIN

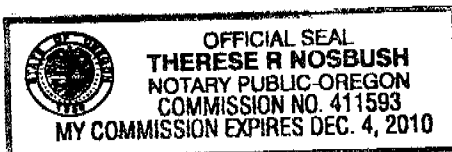
STATE OF OREGON, County of Wallowa ss.

Personally appeared the above named SUSAN K. EBERLEIN and acknowledged the foregoing instrument to be her 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.