

2009-006117

Klamath County, Oregon



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05/04/2009 01:51:02 PM

Fee: \$26.00

Carol L. Eberlein, GRANTOR
 Carol L. Eberlein, Trustee, GRANTEE
 9685 Greenbriar Drive
 Klamath Falls, OR 97603

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:*

Carol L. Eberlein, Trustee, GRANTEE
 9685 Greenbriar Drive
 Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

CAROL L. EBERLEIN, Grantor, conveys and warrants to CAROL L. EBERLEIN, TRUSTEE, OR HER SUCCESSOR IN TRUST UNDER THE CAROL L. 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 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

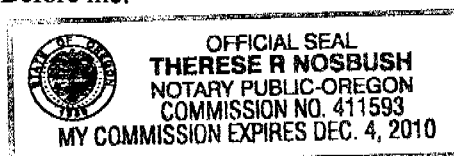
Dated this 24 day of April, 2009.

Carol L. Eberlein
 CAROL L. EBERLEIN

STATE OF OREGON, County of Multnomah ss.

Personally appeared the above named CAROL L. EBERLEIN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Theresa R. Nusbush
 Notary Public for Oregon

My commission expires: 12/4/10

EXHIBIT "A"

A parcel of land located in the SW $\frac{1}{4}$ of Section 5, T. 39 S. R., 10 E., W.M., Klamath County, Oregon, being a portion of Lot 8, Block 2, Tract 1172, Shield Crest and being more particularly described as follows:

Beginning at a point on the north line of Lot 8, Block 2, Tract 1172 from which point the Northeast corner of said Lot 8 bears S 89° 01' 08" E 200.00 feet; thence S 00° 42' 56" E 133.35 feet; thence S 47° 53' 06" W 307.41 feet to a point on the Northeasterly right-of-way line of Ivan Lane; thence following said right-of-way line 137.12 feet along the arc of 230.00 foot radius curve left, the long chord of which bears N 71° 45' 01" W 135.11 feet to the Southwest corner of Lot 8; thence N 1° 10' 13" E 303.22 feet to the Northwest corner of Lot 8; thence S 89° 01' 08" E 348.55 feet to the point of beginning. Containing 2.16 acres, more or less.

Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded M84, page 4256, records of Klamath County, Oregon.