

2009-015775

Klamath County, Oregon



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12/16/2009 09:13:07 AM

Fee: \$42.00

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

GAW, VAN MALE, SMITH,  
MYERS & MIROGLIO  
A Professional Law Corporation  
1000 Main Street, Third Floor  
Napa, California 94559

MAIL TAX STATEMENTS TO:

JAMES R. HULMER  
17 N. Newport Drive  
Napa, California 94559

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ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

4615 Marsh Hawk Drive, Klamath Falls, Oregon 97601  
APN: R887343

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The undersigned, JAMES R. HULMER, hereby declares that:

This transfer is being made to an irrevocable living trust for the benefit of the grantor for no consideration.

On February 13, 2004, JAMES R. HULMER and FREYA H. HULMER, as Trustors and Trustees by a Trust Declaration created The Hulmer Family Trust ("the Trust");

On PAUL M. PETERSON, Grantor, executed a Statutory Warranty Deed, recorded on May 23, 2005 in Official Records in the office of the Klamath County Recorder, Volume M05, Page 37585, conveying to JAMES R. HULMER and FREYA H. HULMER, as Trustees of said Trust, the hereinafter described real property;

On June 2, 2008, FREYA H. HULMER, one of said Trustees, died.

Said Trust Declaration provides that JAMES R. HULMER thereupon became the sole Trustee of said Trust, and having accepted the office of Trustee, is now the qualified and acting sole Trustee of said Trust;

NOW THEREFORE, JAMES R. HULMER, as Trustee of The Hulmer Family Trust, under Declaration of Trust dated February 13, 2004, hereby grants to JAMES R. HULMER, Trustee of The James R. Hulmer Survivor's Trust, under Declaration of Trust dated February 13, 2004, for the benefit of JAMES R. HULMER, that certain real property, commonly known as 4615 Marsh Hawk Drive, Klamath Falls, OR 97601, and described as follows:

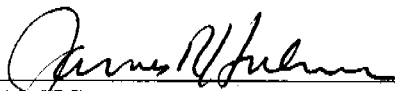
Lot 771 of RUNNING Y RESORT, PHASE 6, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3808-015BB-0500-000

A.P.N. R887343

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 215.010, 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.

Date: Oct. 28, 2009

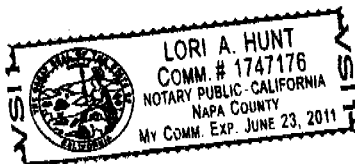
  
JAMES R. HULMER, Trustee of The Hulmer  
Family Trust, under Declaration of Trust dated  
February 13, 2004

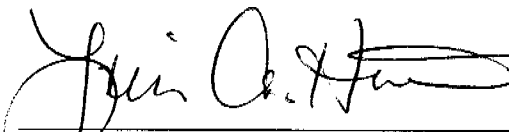
#### ACKNOWLEDGMENT

STATE OF CALIFORNIA     )  
  ) ss.  
COUNTY OF NAPA         )

On October 28, 2009, before me, Lori A Hunt, a notary public in and for the State of California, personally appeared JAMES R. HULMER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,



  
Notary Public