

2009-015957
Klamath County, Oregon



12/22/2009 09:48:19 AM

Fee: \$42.00

After recording and
send tax statements to:

Gerald Clifton Eiler and
Ann Eiler, Trustees
520 Coachman Drive
Jacksonville, OR 97530

STATUTORY WARRANTY DEED

GERALD C. EILER, hereinafter called Grantor, conveys and warrants a one-half interest to Gerald Clifton Eiler and Ann Eiler, Trustees of the GERALD EILER LIVING TRUST, UDOT December 16, 2009, and a one-half interest to Ann Eiler and Gerald Clifton Eiler, Trustees of the ANN EILER LIVING TRUST, UDOT December 16, 2009, in that certain real property situated in Klamath County, Oregon, and legally described as follows, to-wit:

Lot 10, Block 5, Tract No. 1077, LAKEWOODS SUBDIVISION UNIT #3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, restrictions, reservations, rights and rights-of-way now of record on the subject property.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees, their heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those of record, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

There is no monetary consideration for this transfer. The transfer is made 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 AND 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.

