

2010-006155

Klamath County, Oregon



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05/21/2010 08:37:58 AM

Fee: \$42.00

**AFTER RECORDING RETURN TO:**

John C. Babin  
BABINLAW, P.C.  
P.O. Box 1600  
Brookings, OR 97415

**GRANTORS' NAMES:**

Jeneane M. Oppelt, Successor Trustee  
Of The William S. Oppelt Revocable Living Trust  
dated 11-18-93

**MAIL ALL TAX INFORMATION TO:**

Jeneane M. Oppelt  
John E. Hill  
PO Box 3058  
Harbor, OR 97415

**GRANTEE'S NAME AND ADDRESS:**

Jeneane M. Oppelt  
John E. Hill  
PO Box 3058  
Harbor, OR 97415

**WARRANTY DEED**

Jeneane M. Oppelt, Successor Trustee of the William S. Oppelt Revocable Living Trust, dated November 18, 1993, hereinafter called grantor, conveys and warrants to Jeneane M. Oppelt and John E. Hill, husband and wife, as tenants by the entirety, hereinafter called grantee, all the Grantor's interest in the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-half interest in the property described as Lot 1, Block 13, First Addition to the City of Klamath Falls, and the Northerly 10 feet of Lot 2, Block 13, First Addition to the City of Klamath Falls

The true and actual consideration paid for this transfer is that the transfer is made pursuant to directions of the aforementioned revocable living trust. The consideration in terms of money is \$0.

The Grantor is the Successor Trustor of the aforementioned revocable living trust. A copy of the Certification of Trust pursuant to ORS §130.860 is attached as Exhibit "A"

**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.

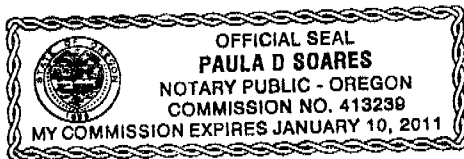
IN WITNESS WHEREOF, grantor Jeneane M. Oppelt, Successor Trustee, has executed this instrument this 5 day of May, 2010. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*Jeneane M Oppelt, Successor Trustee*  
Jeneane M. Oppelt, Successor Trustee of the  
William S. Oppelt Revocable Living Trust

STATE OF OREGON           )  
  ) ss:  
County of Curry           )

On the 5 day of May, 2010, personally appeared the above-named Jeneane M. Oppelt, Successor Trustee of the William S. Oppelt Revocable Living Trust and acknowledged the above instrument to be her voluntary act and deed as an individual.

SUBSCRIBED AND SWORN TO before me on the 5 day of May, 2010.



*Paula D Soares*  
Notary Public for Oregon