

2011-001404

Klamath County, Oregon



00096460201100014040020028

02/08/2011 10:05:53 AM

Fee: \$42.00

After recording, return to:

Robert S. Quinney
Hershner Hunter, LLP
180 East 11th Avenue
P.O. Box 1475
Eugene, OR 97440-1475

**Until a change is requested,
mail all tax statements to:**

No change.

Property ID Nos. R164609, R164299

Map & Tax Lot Nos. R2607-001B0-02400-000, R-2607-001B0-02500-000

WARRANTY DEED

William Gary Steinhauer, Sr. and Gwen Del Steinhauer, as tenants by the entirety, Grantors, convey and warrant to William Gary Steinhauer, Sr. and Gwen Del Steinhauer, Trustees of the Steinhauer Trust dated January 27, 2011, Grantees, the real property situated in Klamath County, State of Oregon, described below, free of encumbrances except as specifically set forth herein.

Lot 27, Block 4, TRACT NO. 1042, TWO RIVERS NORTH,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon. (Property ID
No. R164609) ✓

Lot 28 in Block 4 of TRACT NO. 1042, TWO RIVERS NORTH,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon. (Property ID
No. R164299) ✓


The true consideration for this conveyance is none.

The liability and obligations of Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy. 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.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

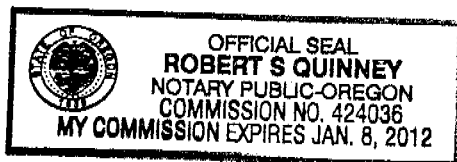
DATED: January 27, 2011.

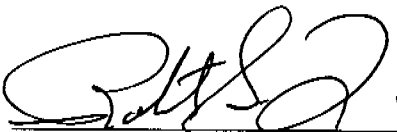

William Gary Steinhauer, Sr.


Gwen Del Steinhauer

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on January 27, 2011, by William Gary Steinhauer, Sr. and Gwen Del Steinhauer, husband and wife.




Notary Public for Oregon
My commission expires: January 8, 2012