

2011-006721

Klamath County, Oregon



00102719201100067210030032

06/02/2011 09:52:21 AM

Fee: \$47.00

WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT PHILLIP EVERETT CHAPMAN, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by PHILLIP EVERETT CHAPMAN, Trustee of THE PHILLIP EVERETT CHAPMAN REVOCABLE TRUST dated May 25, 2011, and any amendments or restatements thereto, (Christine Hill is designated First Successor Trustee and Sean Hill is designated Second Successor Trustee), hereinafter called "Grantee", conveys and warrants unto the said Grantee and Grantee's heirs, successors and assigns, that certain 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:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

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

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above noted, 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.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

AFTER RECORDING RETURN TO:

GRANTLAND, BLODGETT & SHAW
1818 E. McANDREWS ROAD
MEDFORD, OR 97504

SEND TAX STATEMENTS TO:

NO CHANGE

-1- WARRANTY DEED

Law Offices of
GRANTLAND, BLODGETT, SHAW & ABEL, LLP
1818 E. McAndrews Rd.
Medford, OR 97504
(541) 773-6855

TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR ORS 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 construing this Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor executed this instrument this 25 day of May, 2011.

Phillip Everett Chapman
Phillip Everett Chapman

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 25 day of May, 2011, the above named PHILLIP EVERETT CHAPMAN, and acknowledged the foregoing instrument to be his voluntary act and deed.



Kandice Oliver
Notary Public for Oregon
My Commission Expires 2/26/2015

EXHIBIT "A"

Lot 4 in Block 2, of FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.