

2012-013769

Klamath County, Oregon



00128463201200137690020027

12/11/2012 10:24:06 AM

Fee: \$42.00

**AFTER RECORDING RETURN TO:**

Douglass H. Schmor, Attorney at Law  
P.O. Box 128, Medford, OR 97501

**SEND TAX STATEMENTS TO:**

Jill Ann Eiler  
1505 Scofield Street  
Central Point, OR 97502

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**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **Gerald Clifton Eiler and Ann Eiler, Trustees of the Gerald Eiler Living Trust UDOT December 16, 2009**, as to its undivided one-half interest, and **Ann Eiler and Gerald Clifton Eiler, Trustees of the Ann Eiler Living Trust UDOT December 16, 2009**, as to its undivided one-half interest, **Grantors**, convey and warrant to **Jill Ann Eiler, Grantee**, that certain real property situated in Klamath County, Oregon, 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.

The liability and obligations of the Grantor to the Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relive Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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 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: 11-29-12

Gerald Clifton Eiler, Trustee  
Gerald Clifton Eiler, Trustee of the  
Gerald Eiler Living Trust UDOT  
December 16, 2009 and Trustee of  
the Ann Eiler Living Trust  
UDOT December 16, 2009

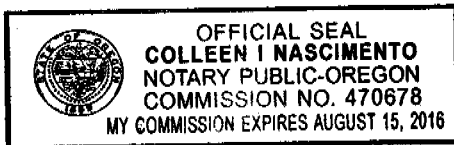
Dated: 11-29-12

Ann Eiler, Trustee  
Ann Eiler, Trustee of the Gerald Eiler  
Living Trust UDOT December 16, 2009  
and Trustee of the Ann Eiler Living  
Trust UDOT December 16, 2009

STATE OF OREGON)

County of Jackson ) ss  
)

Personally appeared before me this 29<sup>th</sup> day of November, 2012, the above-named **Gerald Clifton Eiler, Trustee**, and acknowledged the foregoing instrument to be his voluntary act and deed.

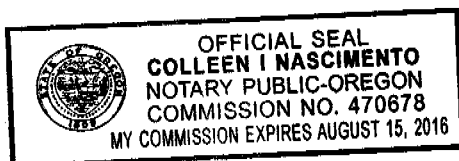


C Nascimento  
Notary Public for Oregon  
My Commission expires: 8-15-2016

STATE OF OREGON )

County of Jackson ) ss  
)

Personally appeared before me this 29<sup>th</sup> day of November, 2012, the above-named **Ann Eiler, Trustee**, and acknowledged the foregoing instrument to be her voluntary act and deed.



C Nascimento  
Notary Public for Oregon  
My Commission expires: 8-15-2016