

2013-006197

Klamath County, Oregon



00136929201300061970020020

06/03/2013 11:05:10 AM

Fee: \$42.00

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Dennis and Suzanne Schiermeyer  
617 Del Oro Street  
Woodland, CA 95695

**AFTER RECORDING RETURN TO:**

Law Office of Holly Anne Gibbons, LLC  
P.O. Box 700  
Waldport, OR 97394

**STATUTORY WARRANTY DEED**

Dennis W. Schiermeyer and Suzanne M. Schiermeyer, "Grantor," convey and warrant to Dennis W. Schiermeyer and Suzanne M. Schiermeyer, Trustees of the Schiermeyer Living Trust, dated July 7, 2005, "Grantee," all interest in the following described real property free of encumbrances except as specifically set forth herein:

Real property in the County of Klamath, State of Oregon, described as follows:

**Parcel 1:**

Lot 8, Block 17, Tract 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, situated in section 33, township 35 south, range 13 east of the Willamette Meridian; and

**Parcel 2:**

Lot 19 in Block 46 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; and

**Parcel 3:**

Lot 20 in Block 46 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

**SUBJECT TO AND EXCEPTING:** All liens, encumbrances, conditions and restrictions of record or otherwise discoverable in the public records of any governmental agency, and any easements, encroachments, or other conditions and restrictions apparent from a visual inspection of the property.

The true and actual consideration represents a distribution from grantor to grantee for estate planning purposes, and the true and actual consideration stated in terms of dollars is none.

The liability and obligations of the Grantor for breach of any covenant or warranty of title hereunder shall not exceed the amount of title insurance coverage (right of indemnification) available to Grantor under any title insurance policies, or if there be more than one such policy, the aggregate amount available to the Grantor. It is the intention of the Grantor to preserve any existing title insurance coverage. However, nothing herein contained shall be deemed to have relieved the Grantor of any liability hereunder with respect to which Grantor has, or but for this exception would have, a right of indemnification under any such policy of title insurance.

**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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

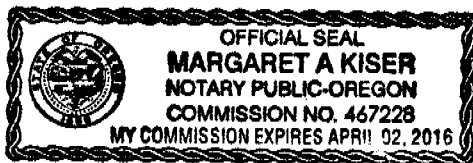
DATED: this 24<sup>th</sup> day of May, 2013

SIGNED: Dennis W. Schiermeyer  
Dennis W. Schiermeyer, Grantor

SIGNED: Suzanne M. Schiermeyer  
Suzanne M. Schiermeyer, Grantor

STATE OF OREGON                     )  
  } ss.  
County of Lincoln                     )

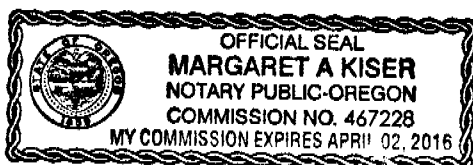
On the 24<sup>th</sup> day of May, 2013, personally appeared Dennis W. Schiermeyer and acknowledged the foregoing instrument to be his voluntary act.



Margaret A. Kiser  
NOTARY PUBLIC FOR OREGON

STATE OF OREGON                     )  
  } ss.  
County of Lincoln                     )

On the 24<sup>th</sup> day of May, 2013, personally appeared Suzanne M. Schiermeyer and acknowledged the foregoing instrument to be her voluntary act.



Margaret A. Kiser  
NOTARY PUBLIC FOR OREGON