

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

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



00136931201300061990030039

06/03/2013 11:05:37 AM

Fee: \$47.00

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, husband and wife, "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:

Lot 113, Block 1, Tract 1060, SUN 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; and

These items listed in Exhibit A attached hereto and made a part hereof by this reference.

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.

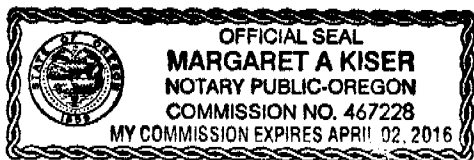
DATED: this 24th day of May, 2013

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

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

STATE OF OREGON)
 } ss.
County of Lincoln)

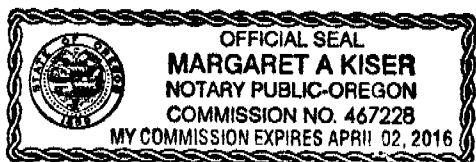
On the 24th day of May, 2013, personally appeared Dennis W. Schiermeyer and acknowledged the foregoing instrument to be his voluntary act.



Margaret A. Kiser
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
 } ss.
County of Lincoln)

On the 24th 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

Exhibit A

1. Reservations and restrictions of all mineral rights as reserved by instrument recorded October 25, 1966 in Volume M66 at page 11271, Microfilm Records of Klamath County, Oregon.
2. Restrictions as contained in plat dedication, to wit:

“Subject to: A 25 foot setback line along the front of all lots and a 20 feet building setback line along side street lines; a 16 foot public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structure placed thereon by the lot owners to be at this own risk; the Bonneville Power Administration Transmission line, Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in nay recorded protective covenants.”
3. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.
4. Covenants , conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.
5. Easement and release, subject to the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon.