

**2013-007652**

Klamath County, Oregon

07/05/2013 03:42:30 PM

Fee: \$47.00

After recording return to:

The Thomas W. Keelin and Elizabeth M.
Keelin Family Trust 7/5/83, as to an undivided
1/3 interest

565 Oakfield Lane

Menlo Park, CA 94025

Until a change is requested all tax statements
shall be sent to the following address:

The Thomas W. Keelin and Elizabeth M.
Keelin Family Trust 7/5/83, as to an undivided
1/3 interest

565 Oakfield Lane

Menlo Park, CA 94025

Escrow No. MT97008-MS

Title No. 0097008

SWD r.020212

STATUTORY WARRANTY DEED

Stephen E. Hilbert and Debbie P. Hilbert, as tenants by the entirety as to Parcel 1 and Stephen E. Hilbert and Debbie P. Hilbert, Trustees of The Hilbert Family Trust dated November 23, 1999 as to Parcel 2,

Grantor(s), hereby convey and warrant to

Thomas W. Keelin, Trustee of The Thomas W. Keelin Trust B UTD 9/22/76 as to an undivided 2/3 interest; Thomas W. Keelin and Elizabeth M. Keelin, Trustees of The Thomas W. Keelin and Elizabeth M. Keelin Family Trust 7/5/83 as to an undivided 1/3 interest, as tenants in common,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

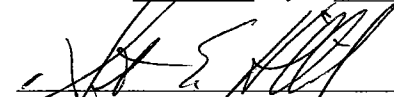
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

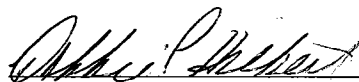
2013-2014 Real Property Taxes a lien not yet due and payable.

47 AMT

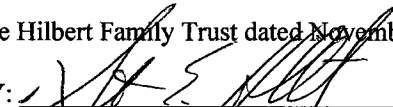
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

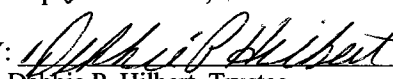
Dated this 27th day of June, 2013


Stephen E. Hilbert, Individually


Debbie P. Hilbert, Individually

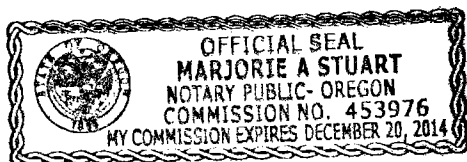
The Hilbert Family Trust dated November 23, 1999

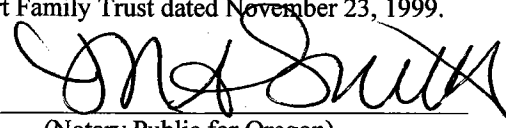
BY: 
Stephen E. Hilbert, Trustee

BY: 
Debbie P. Hilbert, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/27, 2013 by Stephen E. Hilbert and Debbie P. Hilbert, individually and as Trustees of The Hilbert Family Trust dated November 23, 1999.




(Notary Public for Oregon)

My commission expires 12/20/14

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Government Lots 20, 21, 30, 31 and 40 of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, excepting therefrom any portion thereof lying within the right of way of the Southern Pacific Railroad right of way.

TOGETHER WITH a non-exclusive easement for ingress and egress described in instrument recorded March 18, 1987 in Volume M87, page 4500, Microfilm Records of Klamath County, Oregon.

Parcel 2:

The W1/2 W1/2 SW1/4 and the SW1/4 SW1/4 NW1/4 of Section 15, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM anything lying within the right of way of the Southern Pacific Railroad right of way.