

2013-013834

Klamath County, Oregon

After recording return to
and send tax statements to:

Robert C. Hodgins and Mary R. Hodgins
As Trustees of Robert C. Hodgins and Mary R. Hodgins
Living Trust
630 E. Valley View Road
Ashland, OR 97520



00146387201300138340020023

12/18/2013 08:30:34 AM

Fee: \$42.00

WARRANTY DEED

ROBERT C. HODGINS and MARY R. HODGINS, husband and wife, hereinafter jointly referred to as Grantors, convey and warrant to ROBERT C. HODGINS and MARY R. HODGINS, as Trustees of the ROBERT C. HODGINS and MARY R. HODGINS LIVING TRUST dated December 4, 2013, hereinafter referred to as Grantee, all of Grantors' interest in the following described real property situated in the County of Klamath, State of Oregon (hereinafter referred to as "the Property"), free of encumbrances except as specifically set forth herein:

Lot 9, Block 1, RAINBOW PARK ON THE WILLIAMSON, in the County of Klamath, State of Oregon.

SUBJECT TO AND EXCEPTING: All liens, encumbrances, easements or any other interest of record, of any type or nature.

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

The liability and obligations of the Grantors 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 Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors 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 being 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, 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.

IN WITNESS WHEREOF, Grantors have executed this instrument as of this 4 day of December, 2013.

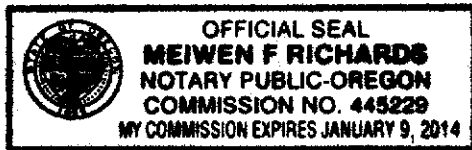
Robert C. Hodgins
Robert C. Hodgins

Mary R. Hodgins
Mary R. Hodgins

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on this 4th day of December, 2013, by Robert C. Hodgins and Mary R. Hodgins.

Before me:



Meiwen F. Richards
Notary Public for Oregon
My commission expires: 1-9-2014