

2013-014122

Klamath County, Oregon



12/30/2013 09:26:45 AM

Fee: \$42.00

Grantor's Name and Address

HAZEL G. ERICKSON
PO BOX 424
FORT KLAMATH, OREGON 97626

Grantee's Name and Address

HAZEL G. ERICKSON, TRUSTEE
HAZEL G. ERICKSON LIVING TRUST
DATED DECEMBER 10, 2013
PO BOX 424

FORT KLAMATH, OREGON 97626

After recording, return to:
THE ESTATE PLANNING GROUP

711 BENNETT AVENUE

MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

HAZEL G. ERICKSON

PO BOX 424

FORT KLAMATH, OREGON 97626

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that HAZEL G. ERICKSON, fka HAZEL G. MONTEITH hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by HAZEL G. ERICKSON, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE HAZEL G. ERICKSON LIVING TRUST DATED DECEMBER 10, 2013, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath County**, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Situs address: 47111 Weed Rd. Fort Klamath, OR.

Account #: R76688

The liability and obligations of the Grantor to 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 any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of December, 2013, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

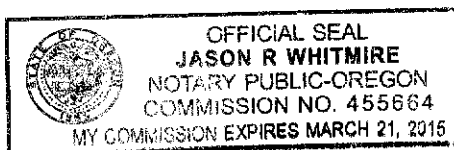

HAZEL G. ERICKSON

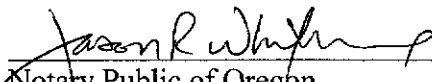
State of Oregon)

: ss.

County of Jackson)

Before me this 10th day of December, 2013, personally appeared HAZEL G. ERICKSON, and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public of Oregon

My Commission expires: 03/21/2015

EXHIBIT "A"

A parcel of property located in the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 34 South, Range 7 $\frac{1}{2}$ E.W.M., more particularly described as follows:

Beginning at the Southwest corner of Section 2, Township 34 South, Range 7 $\frac{1}{2}$ E.W.M., said point being on the centerline of Weed Road; thence Northerly, along the West line of said Section 2, a distance of 980.50 feet; thence Easterly, a distance of 888.53 feet; thence Southerly a distance of 980.50feet, to a point on the South line of said Section 2 also being on the centerline of Weed Road; thence Westerly, along the South line of said Section 2, a distance of 888.53 feet to the point of beginning, EXCEPTING THEREFROM those portions lying within the road right of way.