

THIS SPACE RESERVED FOR RECORDER'S USE

2014-012535

Klamath County, Oregon

12/04/2014 09:39:42 AM

Fee: \$47.00

After recording return to:

SONDRA N. HAMILTON

4680 CANNON AVENUE

KLAMATH FALLS, OR 97603

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

SONDRA N. HAMILTON

4680 CANNON AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT102420DS

Title No. 0102420

SWD r.020212

STATUTORY WARRANTY DEED

GLORIA J. STEINER, TRUSTEE OF THE GLORIA J. STEINER TRUST UAD OCTOBER 11, 2007,

Grantor(s), hereby convey and warrant to

SONDRA N. HAMILTON,

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:

That portion of the West 330 feet of Government Lot 4, Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon lying Southerly of the Klamath Falls Ashland Highway recorded in Volume 63 on page 486, Deed Records of Klamath County, Oregon. Saving and Excepting any portion lying within the Chase Mountain Road.

The true and actual consideration for this conveyance is **\$35,000.00**.

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:

\$
47.00

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.

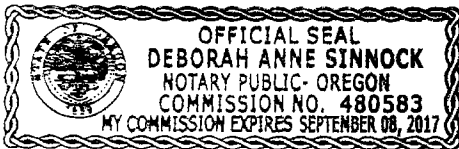
Dated this 15th day of Dec., 2014.

THE GLORIA J. STEINER TRUST UAD OCTOBER 11,
2007

BY: *Gloria J. Steiner*
GLORIA J. STEINER, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-1-, 2014 by GLORIA J. STEINER, TRUSTEE OF THE GLORIA J. STEINER TRUST UAD OCTOBER 11, 2007.



Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17