

AmeriTitle 31910AM



THIS SPACE RESERVED FOR

2015-001040
Klamath County, Oregon
02/06/2015 09:41:01 AM
Fee: \$52.00

After recording return to:

Simple Rock, LLC

P.O. Box 4506

Medford, OR 97501

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

Simple Rock, LLC

P.O. Box 4506

Medford, OR 97501

Escrow No. AP0804645

Title No. 31910AM

SWD r.020212

STATUTORY WARRANTY DEED

Jerry Eiler and Ann Eiler, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Simple Rock, LLC,

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:

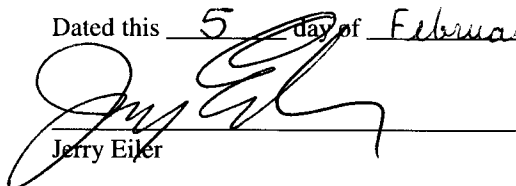
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

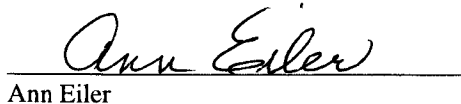
The true and actual consideration for this conveyance is **\$170,000.00**.

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:

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.

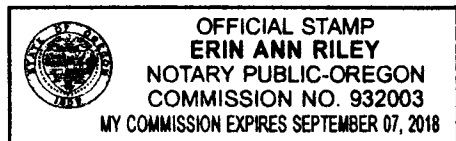
Dated this 5 day of February, 2015.


Jerry Eiler


Ann Eiler

State of Oregon
County of JACKSON

This instrument was acknowledged before me on February 5, 2015 by Jerry Eiler and Ann Eiler.



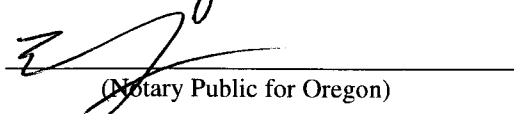

(Notary Public for Oregon)
My commission expires 9-7-2018

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 19-13, a replat of Lots 33, 34 and 35 in Block 1 of Tract No. 1077, Lakewoods Subdivision Unit No. 3, being in the Northeast One-Quarter of Section 5, Township 38 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon filed October 21, 2013 in Volume 2013-011900, Records of Klamath County, Oregon.