

**UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**

Kathleen A. Erickson, Trustee  
PO Box 982  
Shady Cove, OR 97539

**2015-001259**

**Klamath County, Oregon**

**02/12/2015 09:36:59 AM**

**Fee: \$47.00**

**AFTER RECORDING, RETURN TO:**

Foster Denman, LLP  
Post Office Box 1667  
Medford, OR 97501

**WARRANTY DEED**

KATHLEEN A. ERICKSON, Grantor, conveys and warrants to KATHLEEN A. ERICKSON, TRUSTEE OF THE KATHLEEN A. ERICKSON TRUST DATED FEBRUARY 11, 2015, Grantee, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

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 amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is other value given.

**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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

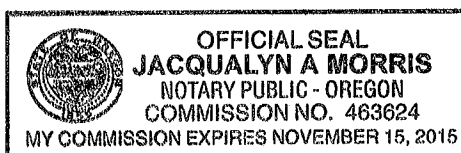
DATED this 11 day of February, 2015

Kathleen A Erickson  
KATHLEEN A. ERICKSON

STATE OF OREGON                     )  
  ) ss.  
County of Jackson                 )

On this 11 day of February, 2015, personally appeared the above-named KATHLEEN A. ERICKSON and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



[Signature]  
Notary Public for Oregon

**EXHIBIT "A"**

Real property located in Klamath County, Oregon, more particularly described as follows:

Lot 11, Block 27 of the Fourth Addition to Nimrod River Park, Klamath County, Oregon.