

2015-005731

Klamath County, Oregon



00170483201500057310020022

06/03/2015 08:39:52 AM

Fee: \$47.00

After recording return to:
Heuertz and Monen, P.C.
PO Box 1408
Rogue River, OR 97537

Until a change is requested, all tax
statements are to be sent to the following address:
Nelson and Katherina Paulus
Co-Trustees of the PAULUS TRUST
P O Box 236
Gold Hill, OR 97525

WARRANTY DEED

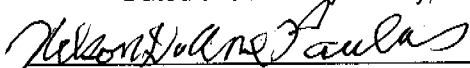
NELSON DUANE PAULUS and KATHERINA M. PAULUS, Grantors, convey to NELSON DUANE PAULUS and KATHERINA M. PAULUS, as Co-Trustees of the PAULUS TRUST of May 28, 2015, Grantee, any and all of their right, title and interest in the following-described real property located in the County of Klamath, State of Oregon, legally described as follows: Real property legally described on Exhibit "A" attached hereto and incorporated herein as though fully set forth.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$0.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 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.

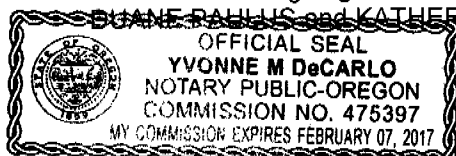
Dated this 28th day of May, 2015.


NELSON DUANE PAULUS


KATHERINA M. PAULUS

STATE OF OREGON)
) ss.
County of Jackson)

The foregoing instrument was acknowledged before me the 28th day of May, 2015, by NELSON DUANE PAULUS and KATHERINA M. PAULUS.



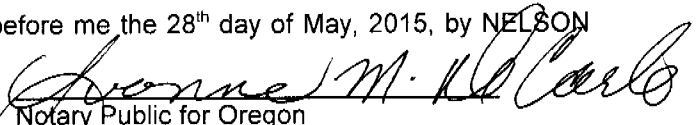

Notary Public for Oregon

EXHIBIT "A"

Lots 83, 84 and 85 of SECOND ADDITION TO SPORTSMAN PARK,
according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.