

**2015-013803**

**Klamath County, Oregon**

**12/28/2015 09:34:42 AM**

**Fee: \$72.00**

**After recording, return to:**

Arnold Gallagher P.C.  
Attn: Berit L. Everhart  
800 Willamette Street, Suite 800  
Eugene, OR 97401

**Until a change is requested,**

**mail all tax statements to:**

G. Roger Hamilton  
Karen S. Hamilton  
511 Brookside Drive  
Eugene, Oregon 97405

**STATUTORY SPECIAL WARRANTY DEED**

<b>Grantor:</b> The Hamilton Family 2001 LLC, an Oregon limited liability company	<b>Grantees:</b> G. Roger Hamilton and Karen S. Hamilton, Trustees of The G. Roger Hamilton Revocable Living Trust Karen S. Hamilton and G. Roger Hamilton, Trustees of The Karen S. Hamilton Revocable Living Trust Andrew S. Hamilton Nathaniel E. Hamilton Stephen C. Hamilton Gabriel J. Hamilton
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**THE HAMILTON FAMILY 2001 LLC, AN OREGON LIMITED LIABILITY COMPANY**, hereinafter called Grantor, hereby grants and conveys and specially warrants to **G. ROGER HAMILTON AND KAREN S. HAMILTON, TRUSTEES OF THE G. ROGER HAMILTON REVOCABLE LIVING TRUST**, as to an undivided 10% interest as tenants in common, **KAREN S. HAMILTON AND G. ROGER HAMILTON, TRUSTEES OF THE KAREN S. HAMILTON REVOCABLE LIVING TRUST**, as to an undivided 10% interest as tenants in common, **ANDREW S. HAMILTON** as to an undivided 30.464% interest as tenants in common, **NATHANIEL E. HAMILTON** as to an undivided 16.512% interest as tenants in common, **STEPHEN C. HAMILTON** as to an undivided 16.512% interest as tenants in common, and **GABRIEL J. HAMILTON** as to an undivided 16.512% interest as tenants in common, hereinafter collectively called Grantees, and all of Grantees' heirs, successors and assigns, all of the Grantor's right, title and interest in and to that certain real property with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free of all encumbrances created or suffered by Grantor except as specifically set forth herein situated in Klamath County, Oregon, described as follows:

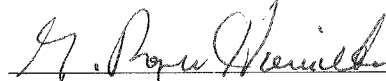
**Parcel 2 of Land Partition 21-14, in the NE1/4 SW1/4, N1/2 SE1/4, SE1/4 NE1/4 Section 29 and the SW1/4 NW1/4 Section 28 Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon and recorded on November 25, 2014 in Instrument # 2014-012312, records of Klamath County Oregon.**

To Have and to Hold the same unto the Grantees' and Grantees' heirs, successors and assigns forever. And the Grantor hereby covenants to and with the Grantees and Grantees' heirs, successors and assigns that the real property is free from encumbrances created or suffered by Grantor except easements, rights-of-way, protective covenants, conditions, restrictions and other matters of record as of the date hereof. The true and actual consideration for this conveyance stated in dollars is NONE. This conveyance is made in connection with the dissolution of Grantor. 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 companies and to individuals.

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 28th day of December, 2015.

**[SIGNATURE PAGE FOLLOWS]**



G. ROGER HAMILTON, MANAGER  
THE HAMILTON FAMILY 2001 LLC



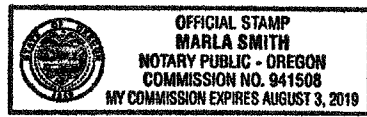
KAREN S. HAMILTON, MANAGER  
THE HAMILTON FAMILY 2001 LLC

STATE OF OREGON

SS

COUNTY OF LANE

On December 17, 2015, personally appeared before me the above-named **G. ROGER HAMILTON**, who being duly sworn, stated that he is a Manager of The Hamilton Family 2001 LLC, an Oregon limited liability company, and acknowledged the foregoing instrument to be its voluntary act and deed.





Notary Public for Oregon

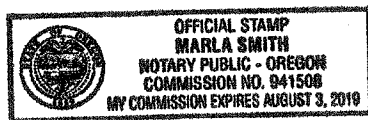
My Commission Expires: 8-3-19

STATE OF OREGON

SS

COUNTY OF LANE

On December 17, 2015, personally appeared before me the above-named **KAREN S. HAMILTON**, who being duly sworn, stated that she is a Manager of The Hamilton Family 2001 LLC, an Oregon limited liability company, and acknowledged the foregoing instrument to be its voluntary act and deed.





Notary Public for Oregon

My Commission Expires: 8-3-2019