

2017-005767

Klamath County, Oregon

05/26/2017 10:07:00 AM

Fee: \$47.00

After recording, return to:

Nicholas M. Frost
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440

**Until a change is requested,
mail all tax statements to:**

Michael and Elizabeth Gerot, Trustees
1270 River Road
Eugene, OR 97404

Tax Account No. R10810
Map & Tax Lot No. R-2407-007A0-05500-000

WARRANTY DEED

Michael W. Gerot and Elizabeth Gerot as tenants by the entirety, Grantors, convey and warrant to Michael Gerot and Elizabeth Gerot, Trustees of the Gerot Joint Trust dated May 25, 2017, Grantee, the real property situated in Klamath County, state of Oregon, described as follows, free of encumbrances except as specifically set forth herein:

LOT 27 IN BLOCK 3 OF TRACT 1119, LEISURE WOODS, UNIT 2,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILM IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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The true consideration for this conveyance is none.

The liability and obligations of Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

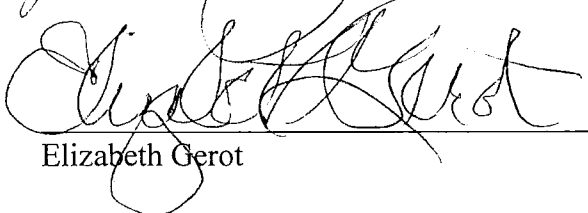
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: May 25, 2017.



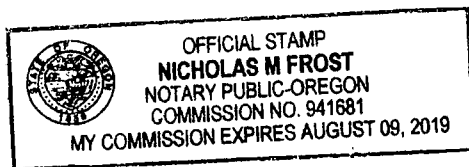
Michael W. Gerot

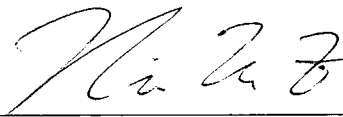


Elizabeth Gerot

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on May 25, 2017, by Michael W. Gerot and Elizabeth Gerot.





Notary Public for Oregon
My commission expires: August 9, 2019