

2018-000987

Klamath County, Oregon

01/26/2018 08:44:01 AM

Fee: \$47.00

Ellen Redel
267 N Settlemier Ave.
Woodburn, OR 97071
Grantor's Name & Address

Ellen G. Redel, Trustee of the
Ellen G. Redel Trust
267 N Settlemier Ave.
Woodburn, OR 97071
Grantee's Name & Address

Prepared by and after recording
return to:
Kathryn M. Belcher
McGinty Belcher & Hamilton,
Attorneys, P.C.
P.O. Box 12806
Salem, OR 97309

Until requested otherwise, send all tax statements
to:

Ellen G. Redel, Trustee
267 N Settlemier Ave.
Woodburn, OR 97071

Situs Address: 128 N Baker St.
Chiloquin, OR 97624

WARRANTY DEED

Ellen Redel, Grantor, conveys and warrants to Ellen G. Redel, Trustee of the Ellen G. Redel Trust, Grantee, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

Lot 2 in Block 8, SECOND ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


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 EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE

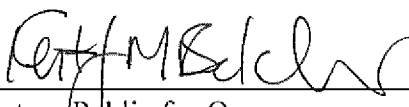
LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 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 25th day of January, 2018.


Ellen Redel, Grantor

STATE OF OREGON)
) ss.
County of Marion)

Personally appeared before me this 25th day of January, 2018, the within named Ellen Redel, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.


Notary Public for Oregon
My Commission Expires: 12/6/2019

