

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

NO CHANGE

AFTER RECORDING, RETURN TO:

Jason M. Anderson
Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

2018-004454

Klamath County, Oregon

04/12/2018 12:00:01 PM

Fee: \$47.00

WARRANTY DEED

ROBERT OMAR CHILDERS and CAROL ANN CHILDERS, husband and wife, Grantors, convey and warrant to ROBERT O. CHILDERS and CATHRYN E. WATERS, Trustees of the CHILDERS FAMILY TRUST DATED APRIL 12, 2017, 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 Grantors to Grantees and Grantees' 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 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 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 12th day April, 2017.

Robert O. Childers
ROBERT OMAR CHILDERS

Carol Ann Childers
CAROL ANN CHILDERS

STATE OF OREGON)
) ss.
County of Jackson)

On this 12th day of April, 2018, personally appeared the above-named ROBERT OMAR CHILDERS and CAROL ANN CHILDERS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Elaine Joy Coimbra
Notary Public for Oregon

EXHIBIT "A"

Real property commonly known as 5488 Villa Drive, Klamath Falls, Oregon more particularly described as follows:

Lot 7, Block 2, CYPRESS VILLA, Klamath County, Oregon.