

2018-007174

Klamath County, Oregon



00223817201800071740020024

06/14/2018 09:01:44 AM

Fee: \$87.00

**After Recording Return To:**

Kirkham E. Hay  
Brownstein Rask  
1200 SW Main Street  
Portland, OR 97205

**Until Requested Otherwise,  
Mail Tax Statements To:**

NO CHANGE

**STATUTORY WARRANTY DEED**

Stephen E. Hilbert and Debbie P. Hilbert, Trustees of the Hilbert Family Trust and Brian Earle Hilbert, **Grantors**, convey and warrant to Stephen E. Hilbert and Debbie P. Hilbert, Trustees of the Hilbert Family Trust, dated November 23, 1999, as to an eighty percent (80%) interest and to Brian Earle Hilbert as to a twenty percent (20%) interest, as tenants in common, **Grantee**, the real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1: Lot 16, Block 40, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2: Lot 17, Block 40, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**ENCUMBRANCES:** All documents of record as of the date hereof affecting the real property described in this deed.

The true consideration for this conveyance stated in terms of dollars is \$0 Dollars and No/100.

The purpose of executing this deed is to modify and clarify the ownership interests of the Grantees that was conveyed to them by statutory warranty deed dated March 31, 2014, recorded in Klamath County on April 7, 2014, as document number 2014-003022. For the avoidance of doubt in spite of the language in the aforementioned statutory warrant deed, the Grantees herein have no rights of survivorship.

**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 15 day of May, 2018.

Hilbert Family Trust

By

Stephen E. Hilbert  
Stephen E. Hilbert, Trustee

Brian Earle Hilbert  
Brian Earle Hilbert

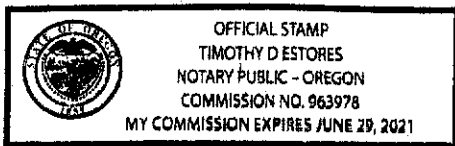
By

Debbie P. Hilbert  
Debbie P. Hilbert, Trustee

State of OREGON

County of Klamath

Subscribed and sworn to (or affirmed) before me on this 15<sup>th</sup> day of May, 2018, by STEPHEN E. HILBERT and DEBBIE P. HILBERT, Trustees of the HILBERT FAMILY TRUST dated November 23, 1999, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who appeared before me.



[Signature]  
Notary Public - State of Oregon

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On May 23rd, 2018, before me, Christina Ainsley, Notary Public  
(insert name and title of the officer)

personally appeared Brian E. Hilbert who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christina Ainsley  
(Signature)

Christina Ainsley, Notary Public  
(Print Name)

My commission expires: Oct 22, 2021

