

Recording Requested By:

SUE ELLEN SIMMONS
3487 Parkway Drive
Medford, OR 97504

When Recorded Mail To:

Paraclete Estate Planning
10 Crater Lake Avenue
Medford, OR 97504

Mail Tax Statements To:

SUE ELLEN SIMMONS
3487 Parkway Drive
Medford, Or 97504

2018-013831

Klamath County, Oregon



00231895201800138310020029

11/14/2018 09:57:33 AM

Fee: \$87.00

(This Space for Recorder's Use)

WARRANTY DEED

SUE ELLEN SIMMONS, hereinafter referred to as "Grantor", conveys and warrants unto SUE ELLEN SIMMONS, Trustee of the DALE AND SUE SIMMONS TRUST, dated May 12, 2017, hereinafter referred to as "Grantee", all of her interest in that real property situated in Klamath County, State of Oregon and described as:

**SEE "EXHIBIT A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

There is no monetary consideration for this transfer as it is for estate planning purposes only.

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: April 11, 2018

Sue Simmons

SUE ELLEN SIMMONS

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on April 11th 2018 by SUE ELLEN SIMMONS.

WITNESS my hand and official seal

Notary Public in and for this state

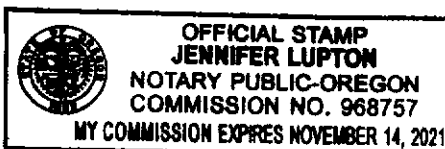


EXHIBIT A

Lot 15, Block 4, Tract No. 1153, SECOND ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.