2018-014765
Klamath County, Oregon

00233030201800147650010013

12/10/2018 09:32:13 AM Fee: $82.00

Cheryl Ann Wagner, Successor Trustee of The Jay E. Hintergard~~t~~ Trust, uad 04/20/2006
2361 Davidson Ave.
San Bernardino, CA 92504
Grantor's Name and Address

Cheryl Ann Wagner
2361 Davidson Ave.
San Bernardino, CA 92504
Grantee's Name and Address

After recording, return to:
Duane Wm. Schultz, Attorney at Law, P.C.
1246 NE Seventh St., Ste. B
Grants Pass, OR 97526

Until requested otherwise, send all tax statements to:
Cheryl Ann Wagner
2361 Davidson Ave.
San Bernardino, CA 92504

Warranty Deed - Statutory Form

Cheryl Ann Wagner, Successor Trustee of The Jay E. Hintergard~~t~~ Trust, uad 04/20/2006, Grantor, conveys and warrants to Cheryl Ann Wagner, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

An UNDIVIDED ONE-HALF INTEREST IN THE PROPERTY DESCRIBED AS:
The Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 7, Township 35, Range 12 East, Willamette Meridian, Klamath County, Oregon. 10 acres more or less.

Commonly known as 10 acres on/in Klamath County, Oregon.

The property is free from encumbrances, except: those of record, if any. The true consideration for this conveyance is $ zero. The actual consideration is Estate Planning Objectives.

DATED November 27, 2018.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27th day of November, 2018.

Cheryl Ann Wagner, Successor Trustee of The Jay E. Hintergard~~t~~ Trust, uad 04/20/2006

STATE OF OREGON,)
) ss.
County of Josephine.)

This instrument was acknowledged before me on November 27, 2018 by Cheryl Ann Wagner, as Successor Trustee of The Jay E. Hintergard~~t~~ Trust, uad 04/20/2006.

Notary Public for Oregon
My Commission Expires 2/15/2021~~2018~~

OFFICIAL SEAL
NANCY SUE GORDON
NOTARY PUBLIC - OREGON
COMMISSION NO. 959374
MY COMMISSION EXPIRES FEBRUARY 15, 2021

Unofficial Copy