

2018-015059

Klamath County, Oregon



00233371201800150590020024

12/18/2018 09:18:53 AM

Fee: \$87.00

After Recording Return to:

Sarah C. Subias
PO Box 10567
Eugene, OR 97440-2567

Until a change is requested all tax statements shall be sent to the following address:

Michael C. Sherman, Trustee
5236 Russell Drive
Florence, OR 97439

Consideration: None – Estate Planning Purposes

WARRANTY DEED - STATUTORY FORM

Michael C. Sherman, who took title as Michael Christopher Sherman, Grantor, conveys and warrants to Michael C. Sherman, Trustee of the Michael C. Sherman Trust dated October 4, 2018, Grantee, his one-half interest in the following described real property, free of encumbrances except as specifically set forth herein:

Lot 47, Block 19, Tract 1113 – Oregon Shores – Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The liability and obligations of 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 of 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 limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated this 7th day of December, 2018.


Michael C. Sherman

State of OREGON

County of Lane

This record was acknowledged before me on December 7, 2018, by
Michael C. Sherman.



Notary Public — State of Oregon