

2019-005008

Klamath County, Oregon

After recording, please return this deed to, and (until a change is requested) send tax statements to:

Gary L. Hedlund, Trustee
1960 Painter Street
Klamath Falls, OR 97601



05/09/2019 11:03:31 AM

Fee: \$87.00

The identities of the Grantor(s) and Grantee(s) are:

Grantor:

Gary L. Hedlund
1960 Painter Street
Klamath Falls, OR 97601

Grantees:

Gary L. Hedlund Trust and Mary E. Hedlund Trust
1960 Painter Street
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

GARY L. HEDLUND, *Grantor*, hereby conveys and warrants to Mary E. Hedlund (and her successors) as Trustee of the MARY E. HEDLUND TRUST U.T.A.D. MAY 6, 2019, *Grantee* as to an undivided 50% interest as tenant in common, and to Gary L. Hedlund (and his successors) as Trustee of the GARY L. HEDLUND TRUST U.T.A.D. MAY 6, 2019, *Grantee* as to an undivided 50% interest as tenant in common, the real property described on Exhibit "A" attached hereto, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises.

The true consideration for this conveyance is \$0.00.

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 will 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 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 6 day of May, 2019.

GRANTOR: GARY L. HEDLUND

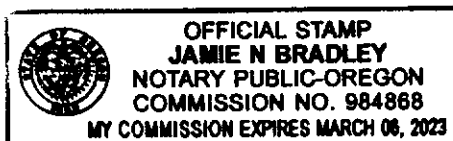

Gary L. Hedlund

STATE OF OREGON)

County of Jackson) ss.

The foregoing instrument was acknowledged before me this 6 day of May, 2019, by Gary L. Hedlund, *Grantor*.

WITNESS my hand and official seal.




Notary Public

EXHIBIT "A" TO STATUTORY WARRANTY DEED

Description of Property Conveyed

Parcel 1:

[1500/1510 Washington Way]

Lot 1 in Block 309, and the Easterly 20 feet of Lot 2 in Block 309, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

[4635 Travis Way]

Lot 17, Block 5, Tract No. 1299, SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.