

**2019-014278**

**Klamath County, Oregon**

12/10/2019 08:51:03 AM

Fee: \$87.00

**After recording return to:**

Heather L. Guthrie, Esq.

Dunn Carney LLP

851 SW 6<sup>th</sup> Avenue, Suite 1500

Portland, OR 97204

(For Record)

**Until a tax change is requested, all**

**tax statements shall be sent to:**

Edward Hamann and Lydia Hamann, Co-

Trustees of the Ed and Lydia Hamann Trust

26792 S. Shibley Rd

Colton, OR 97017

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**STATUTORY WARRANTY DEED**

Edward T. Hamann and Lydia K. Hamann, as tenants by the entirety, Grantors, convey and warrant to Edward Hamann and Lydia Hamann, Co-Trustees of the Ed and Lydia Hamann Trust U/A/D December 8, 2019, Grantees, the following described real property situated in the County of Klamath, State of Oregon (the "Property"), free of encumbrances except as specifically set forth herein:

Lot 7, Block 7 of Tract 1123, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon.

The Property is free of encumbrances except as described in that certain Statutory Warranty Deed dated November 20, 2017, and recorded on November 27, 2017 in the Klamath County Official Records as Document No. 2017-013570 and except for (1) easements, rights of way, restrictions and encumbrances of record recorded after the recording of such Statutory Warranty Deed, and (2) the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantors to Grantees and Grantees' successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance on the Property, including the standard or printed exceptions generally included therein, purchased at the time Grantors purchased the Property. The limitations contained in this paragraph 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration. Grantors make this conveyance to transfer the Property to their revocable living trust for estate planning purposes.

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.

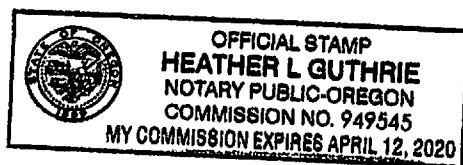
IN WITNESS WHEREOF, the Grantors have executed this instrument this 8<sup>th</sup> day of December, 2019.


  
EDWARD T. HAMANN

  
LYDIA K. HAMANN

STATE OF OREGON           )  
  ) ss.  
County of Clackamas       )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2019, by Edward T. Hamann and Lydia K. Hamann.



  
NOTARY PUBLIC FOR OREGON