

2020-006790

Klamath County, Oregon

06/03/2020 10:27:06 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Todd B. Maddox
Attorney at Law
PO Box 128
Medford, OR 97501

SEND TAX STATEMENTS TO:

Jill Ann Eiler, Trustee
555 Coachman
Jacksonville, OR 97530

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **Jill Ann Eiler, Grantor**, owner of the following described real property situated in Klamath County, Oregon, does hereby convey and warrant said real property unto **Jill Ann Eiler, Trustee of the Jill Eiler Living Trust dated June 2, 2020, Grantee**, free of encumbrances except as specifically set forth herein and those of record and those apparent upon the land, if any:

Lot 10, Block 5, Tract No. 1077, LAKEWOODS SUBDIVISION UNIT #3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, restrictions, reservations, rights and rights-of-way now of record on the subject property.

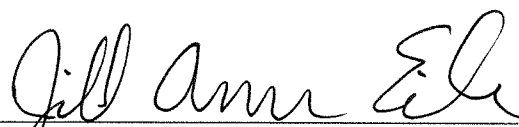
The liability and obligations of the Grantor to the Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law, shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

There is no monetary consideration for this transfer. The transfer is made 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

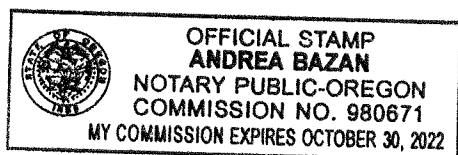
ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 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.


Dated: June 2, 2020


Jill Ann Eiler

STATE OF OREGON)
) ss
County of Jackson)

Personally appeared before me on June 2, 2020, the above-named **Jill Ann Eiler**, and acknowledged the foregoing instrument to be her voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My commission expires: 10/30/22