

2021-017405

Klamath County, Oregon



00291185202100174050020026

11/19/2021 01:36:25 PM

Fee: \$87.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

THE ESTATE PLANNING GROUP

711 BENNETT AVENUE

MEDFORD OR 97504

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

CORRECTION WARRANTY DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

NORA L. EATON (all her right, title and interest)

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

EDDIE D. EATON & NORA L. EATON, TRUSTEES OR THEIR SUCCESSORS IN TRUST
UNDER THE EATON LIVING TRUST DATED JUNE 16, 2021 AND ANY AMENDMENTS
THERETO.

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other**5) SEND TAX STATEMENTS TO:**

EDDIE D. EATON & NORA L. EATON
270 PALOMINO AVE
ROSEBURG, OR 97470

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in

accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

ASSESSOR OFFICE _____

TO CORRECT _____

LEGAL DESCRIPTION _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER 2021-009812."

Grantor's Name and Address
NORA L. EATON
270 PALOMINO AVENUE
ROSEBURG, OREGON 97471
Grantee's Name and Address
EDDIE D. EATON AND
NORA L. EATON, TRUSTEES
EATON LIVING TRUST
DATED JUNE 16, 2021
270 PALOMINO AVENUE
ROSEBURG, OREGON 97471
After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504
Until requested otherwise, send all tax statements to:
EDDIE D. EATON
NORA L. EATON
270 PALOMINO AVENUE
ROSEBURG, OREGON 97471

2021-009812

Klamath County, Oregon



00282538202100098120010019

06/23/2021 12:43:03 PM

Fee: \$82.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that NORA L. EATON, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey ***all her right, title and interest*** unto EDDIE D. EATON AND NORA L. EATON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE EATON LIVING TRUST DATED JUNE 16, 2021, AND ANY AMENDMENTS THERETO, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

RIVERVIEW SECOND ADDITION
~~RIVERVIEW SECOND~~, Lot 17, Block 1 City of Klamath Falls, Oregon.
RESERVING UNTO MARY A. RENN a life estate in the above referenced property. *mm*

The liability and obligations of the Grantor to 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 any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

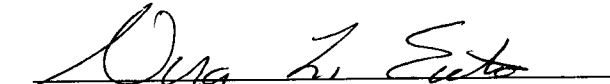
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of June, 2021; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

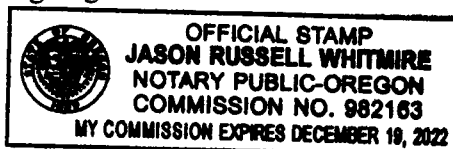
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

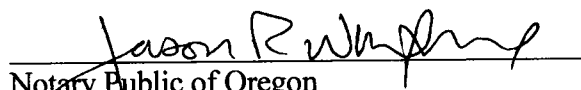

NORA L. EATON

State of Oregon

County of Jackson

Before me this 16th day of June, 2021, personally appeared NORA L. EATON, and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public of Oregon
My Commission expires: 12/19/2022