

MAIL TAX STATEMENTS TO:
No Change

2022-009194
Klamath County, Oregon
07/27/2022 11:17:01 AM
Fee: \$97.00

AFTER RECORDING RETURN TO:
Freeman Green, Attorney
Freeman Green Law, LLC
525 Glen Creek Road NW
Suite 200
Salem, OR 97304

WARRANTY DEED

Steven H. Surmeier and Lacy L. Surmeier, husband and wife and ***Henry W. Surmeier and Sharen A. Surmeier***, husband and wife, not as tenants in common but with the right of survivorship, Grantors, convey to ***Steven H. Surmeier and Lacy L. Surmeier, Trustees of the Surmeier Living Trust dated July 21, 2022, and any amendments thereto*** as to an undivided one-half interest as tenants in common, and ***Henry W. Surmeier and Sharen A. Surmeier, Trustees, or their successors in trust, under the Surmeier Living Trust, dated July 11, 2017, and any amendments thereto*** as to an undivided one-half interest as tenants in common, referred to collectively hereafter as Grantee, any and all of the Grantors' interest in the following described real property situated in the County of Klamath, State of Oregon:

See attached "Exhibit A"

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund trusts of Grantors, and the true and actual consideration stated in terms of dollars is ZERO.

The following is the notice as required by Oregon law: "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 95.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY

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On July 21st

April Nicole Doorn

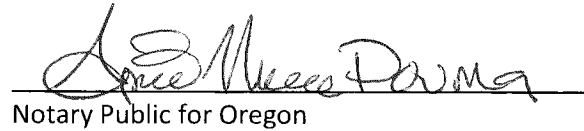


Exhibit A

LOT 29 IN BLOCK 5 OF TRACT 1119, LEISURE WOODS, UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Except the following encumbrances:

THE CURRENT FISCAL YEARS TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.