

Grantor's Name and Address

JAMES P. HILL
CHARLENE A. HILL
1605 BROWNSBORO MERIDIAN ROAD
EAGLE POINT, OREGON 97524

Grantee's Name and Address

JAMES P. HILL AND
CHARLENE A. HILL, TRUSTEES
HILL LIVING TRUST

DATED JANUARY 16, 2023
1605 BROWNSBORO MERIDIAN ROAD
EAGLE POINT, OREGON 97524

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

JAMES P. HILL
CHARLENE A. HILL
1605 BROWNSBORO MERIDIAN ROAD
EAGLE POINT, OREGON 97524

2023-000627

Klamath County, Oregon



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01/31/2023 08:52:54 AM

Fee: \$87.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JAMES P. HILL AND CHARLENE A. HILL, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto JAMES P. HILL AND CHARLENE A. HILL, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE HILL LIVING TRUST DATED JANUARY 16, 2023, 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:

SEE ATTACHED EXHIBIT "A"

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.

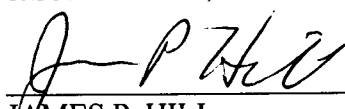
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof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

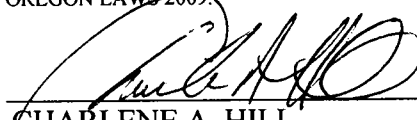
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of January, 2023; 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.



JAMES P. HILL

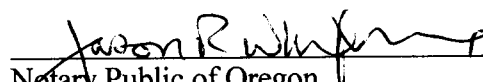


CHARLENE A. HILL

State of Oregon

County of Jackson

Before me this 16th day of January, 2023, personally appeared JAMES P. HILL and CHARLENE A. HILL, and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public of Oregon
My Commission expires: 10/23/2026

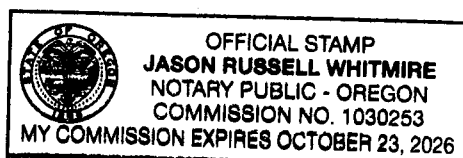


EXHIBIT "A"

2367 S. 6th Street, Klamath Falls, Oregon

All of Lot 8 in Lot 803, as shown on the plat of subdivision of Lot 803, ENTERPRISE TRACTS in Klamath County, Oregon, except that portion recorded July 23, 1943 in Volume 157 of Deeds, at page 108, records of Klamath County, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

2363 & 2355 S. 6th Street, Klamath Falls, Oregon

Lot 6 of the SUBDIVISION OF LOT 803 ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS 10 foot strip conveyed to the State of Highway Commission in Volume 156 Page 511, deed records of Klamath County, Oregon.

Lot 7 of SUBDIVISION OF LOT 803 ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded December 24, 1943 in Volume 161 Page 42, deed records of Klamath County, Oregon.

522 Adams Street, Klamath Falls, Oregon

PARCEL 1:

Lots 11 and 12, Block 13 of INDUSTRIAL 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.
Together with the Southerly 1 foot of Lot 13, Block 13 of INDUSTRIAL 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:

Lots 8, 9 and 10 Block 13 of INDUSTRIAL 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. *mm*