

05 JAN 14 PM 3:37

mtc-67798 TM
page 1 of 4

Vol M05 Page 03358



State of Oregon, County of Klamath
Recorded 01/14/05 3:37 p m
Vol M05 Pg 03358-61
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

THIS SPACE RESE

After recording return to:
John C. McClellan
P.O. Box 7493
Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

John C. McClellan
P.O. Box 7493
Klamath Falls, OR 97601

Escrow No. MT67798-TM

STATUTORY WARRANTY DEED

ROBERT O. CHILDERS, AS TO AN UNDIVIDED 1/2 INTEREST, AND LAWRENCE WHITMIRE AND WANDA WHITMIRE, AS TRUSTEES OF THE WANDA M. WHITMIRE REVOCABLE TRUST, CREATED APRIL 1, 1993, AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON, Grantor(s) hereby convey and warrant to **John McClellan and Cheryl McClellan**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$97,500.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 4 day of January 2005

Robert O. Childers
Robert O. Childers

The Wanda M. Whitmire Revocable Trust

BY: SIGNED IN COUNTERPART
Lawrence Whitmire, Trustee

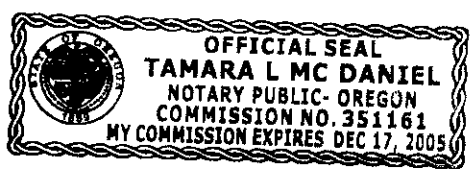
BY: SIGNED IN COUNTERPART
Wanda Whitmire, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 4, 2005 by Robert O. Childers, ~~Lawrence Whitmire and Wanda Whitmire~~, as trustees of the Wanda M. Whitmire Revocable Trust.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



300 AM



page 2 of 4

03359

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
John C. McClellan

P.O. Box 7493

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

John C. McClellan

P.O. Box 7493

Klamath Falls, OR 97601

Escrow No. MT67798-TM

STATUTORY WARRANTY DEED

ROBERT O. CHILDERS, AS TO AN UNDIVIDED 1/2 INTEREST, AND LAWRENCE WHITMIRE AND WANDA WHITMIRE, AS TRUSTEES OF THE WANDA M. WHITMIRE REVOCABLE TRUST, CREATED APRIL 1, 1993, AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON, Grantor(s) hereby convey and warrant to **John McClellan and Cheryl McClellan**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$97,500.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 8 day of Jan, 2005

SIGNED IN COUNTERPART

Robert O. Childers

The Wanda M. Whitmire Revocable Trust

BY:

Lawrence Whitmire, Trustee

BY:

Wanda Whitmire, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan 8, 2005 by Lawrence Whitmire and Wanda Whitmire, as trustees of the Wanda M. Whitmire Revocable Trust.

see attached

Kristine Labine
(Notary Public for Oregon) California

My commission expires 8/8/08



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of San DiegoOn Jan. 8 2005 before me, Kristine Labine, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Lawrence Whitnire and Wanda Whitnire
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT☒ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed
 TITLE OR TYPE OF DOCUMENT

1
 NUMBER OF PAGES

1/8/05
 DATE OF DOCUMENT

 SIGNER(S) OTHER THAN NAMED ABOVE

PARCEL 1:

The West 174 feet of the following described tract, to wit:

Beginning at a point South $0^{\circ} 06'$ East a distance of 131.4 feet from the Northwest corner of Lot 10 in the resubdivision of Tract 25 to 32 of Altamont Ranch Tracts located in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence at right angles North $89^{\circ} 54'$ East a distance of 542.4 feet to a point on the Easterly boundary line of said Lot 10; thence South $00^{\circ} 06'$ East along the Easterly line of said Lot 10 to a point which marks the Northeasterly corner of the land heretofore deeded to G.H. Stiles and recorded in Book 107, page 354, Deed Records of Klamath County, Oregon; thence Westerly along the North boundary of said Stiles Tract to a point on the Westerly boundary of said Lot 10; thence North $0^{\circ} 06'$ West along the Westerly boundary of said Lot 10 to the point of beginning.

PARCEL 2:

Beginning at a point on the line between Tracts 9 and 10 of the subdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, a platted subdivision of Klamath County, Oregon, which is South $0^{\circ} 06'$ East a distance of 131.4 feet from the Northeast corner of said Tract 9, and which point of beginning is the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 132, page 535; thence South $0^{\circ} 06'$ East along the line between said Tracts 9 and 10, a distance of 160.6 feet, to the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 117, page 92; thence North $88^{\circ} 46'$ West 48.69 feet; thence North $1^{\circ} 40'$ West 159.54 feet; thence North $89^{\circ} 54'$ East 53.05 feet to the point of beginning; being a portion of Tract 9 of the subdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts.

PARCEL 3:

A strip or parcel of land ten feet wide and 159.54 feet long off the East side of a tract or parcel of land lying in Tract 9, Resubdivision of Tracts 25 to 32 inclusive, of Altamont Ranch Tracts, said tract being more particularly described in a deed recorded in Volume 186, page 201, Deed Records of Klamath County, Oregon, said strip abutting upon the West line of a tract owned by the said grantor and described in a deed recorded in Volume 169, page 123, Deed Records of Klamath County, Oregon