

05 FEB 8 PM 2:51

Walter McGee, Successor Trustee

Grantor

Jeanne M. England, Trustee

P.O. Box 4143

Ventura CA 83007

Grantee

After recording return to:

Grantee

Until a change is  
requested, all tax statements  
shall be sent to the following address:  
Same as Grantee

Vol M05 Page 08861

State of Oregon, County of Klamath

Recorded 02/08/05 2:51 p m

Vol M05 Pg 08861-62

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

*18 518120*  
**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Walter McGee, Successor Trustee of the Mills Living Trust dated February 21, 1997, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeanne M. England, Trustee of the Jeanne M. England Trust, 2004, dated March 30, 2004, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

**"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."**

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 \$210,000.00.

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

In Witness Whereof, the undersigned grantors, have executed this instrument this 31<sup>st</sup> day of January, 2005

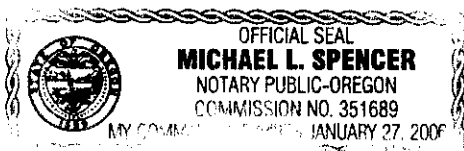
*Walter McGee*  
Walter McGee, Successor Trustee of the Mills Living Trust dated February 21, 1997

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Walter McGee and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: *[Signature]*  
Notary Public for Oregon  
My Commissioner Expires: 1-27-06



*265*

Parcel 1

The N1/2 of the SE1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Tax Acct. 3509~0130000600000

SUBJECT TO: (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; (2) Right of way to Klamath County for Braymill-Sprague River Road; (3) Reservations as contained in Deed recorded in Volume 301, page 452; (4) Reservations as contained in Deed to Restricted Indian Land Special Form, recorded in Volume 305, page 581; (5) Easement 100 feet in width for maintaining and operating a pipeline to Pacific Gas Transmission Co., by instrument recorded in Volume 326, page 285; (6) Agreement modifying a Right of Way, recorded in Volume M70, page 1242; (7) Ratification of Agreement Modifying a Right of Way, recorded in Volume M70, page 1247

Parcel 2

The SI /2 of the SE 1/4 of Section 13, lying Northeasterly of Sprague River Highway, in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Acct. 3509-01300-01600-000

SUBJECT TO: (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; (2) Right of way to Klamath County for Braymill-Sprague River Road; (3) Reservations as contained in Deed recorded in Volume 301, page 452; (4) Reservations as contained in Deed to Restricted Indian Land Special Form, recorded in Volume 305. page 581; (5) Easement 100 feet in width for maintaining and operating a pipeline to Pacific Gas Transmission Co., by instrument recorded in Volume 326, page 285; (6) Agreement modifying a Right of Way, recorded in Volume M70, page 1242; (7) Ratification of Agreement Modifying a Right of Way, recorded in Volume M70, page 1247.