

M06-02474

Klamath County, Oregon

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Pages 3 Fee: \$31.00

GRANTOR NAME AND ADDRESS

Sandy P. Banks
PO BOX 1092
Eagle Point, OR 97524

GRANTEE NAME AND ADDRESS

Sandy P. Banks, Trustee of the
LIVING TRUST OF SANDIA CORNING
PEARSON uad October 25, 2001
PO Box 1092
Eagle Point, OR 97524

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN
435 Oak Ave.
KLAMATH FALLS, OR 97603

SEND TAX STATEMENTS TO

GRANTEE
PO Box 1092
Eagle Point, OR 97524

WARRANTY DEED - STATUTORY FORM

SANDY BANKS, Grantor, conveys and warrants to SANDY P. BANKS Trustee of the Living Trust of SANDIA CORNING PEARSON uad October 25, 2001 (as amended) Grantee, the following described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth:

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other

property or value given or promised which is the whole consideration, being for estate planning purposes.

DATED this 3 day of Oct, 2005.

Sandig Bault

STATE OF OREGON, County of ~~Klamath~~ ^{JACKSON} ss.

This instrument was acknowledged before me on Oct 3, 2005
by Sandy Bault



Carol Sartain
NOTARY PUBLIC FOR OREGON

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Beginning at the intersection of the Westerly right of way line of Oregon State Highway No. 427 and the North line of Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South $00^{\circ} 57'$ East along the Westerly right of way line of said Highway 600 feet to the point of beginning; thence continuing South 00 degrees 57' East 100 feet to a point; thence West 570 feet, more or less, to the shore line of Agency Lake; thence Northerly along said shore line to a point due West of the point of beginning; thence East 535 feet, more or less, to the point of beginning. Being a portion of Lots 15 and 16, Section 7, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Beginning at the intersection of the Westerly right of way line of Oregon State Highway No. 427 and the North line of Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South $00^{\circ} 57'$ East along the Westerly right of way line of said Highway 700 feet to the point of beginning; thence continuing South 00 degrees 57' East 100 feet to a point; thence West 605 feet, more or less, to the shore line of Agency Lake; thence Northerly along said shore line to a point due West of the point of beginning; thence East 570 feet, more or less, to the point of beginning. Being a portion of Lot 16, Section 7, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon.