

M06-03268

Klamath County, Oregon

02/22/2006 08:49:40 AM

Pages 2 Fee: \$26.00

MAIL TAX STATEMENT AND
RETURN RECORDED DOCUMENT TO:

Larry C. Heaton
5042 Swallow Court
Klamath Falls, Oregon 97601


Above space reserved for recording information

GRANT, BARGAIN, SALE DEED CREATING TRUST

KNOW ALL MEN BY THESE PRESENTS: That I, Larry C. Heaton, the undersigned Grantor who is the Creator under that certain DECLARATION OF TRUST hereinafter referred to as The Larry C. Heaton Living Trust, dated JAN 30, 2006, without consideration, do by these presents, hereby Grant, Bargain, Sell and Convey IN TRUST unto Larry C. Heaton, as Trustee(s) under said Trust all of my right, title and interest in and to that certain real property situated in Kalmath County, State of Oregon, and described as:

SEE EXHIBIT "A" ATTACHED HERETO

IN WITNESS WHEREOF, I, sign this deed this 30 day of JAN, 2006.


Larry C. Heaton
Grantor

STATE OF ARIZONA)
County of Mohave)

ACKNOWLEDGMENT

On this 30 day of JAN, 2006, before me, the undersigned Notary Public, personally appeared Larry C. Heaton, known to me to be the individual described in and who executed the foregoing Grant Deed Creating Trust, and acknowledged that said document was executed as his/her free act and deed.

Commission Expires _____


Notary Public

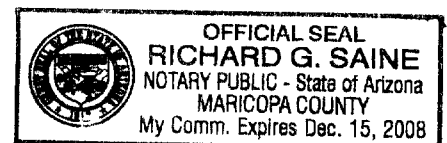


EXHIBIT "A"

Attached to and made a part of that certain Grant Bargain Sale Deed dated JAN 30, 2006, wherein Larry C. Heaton, as Trustee(s) of The Larry C. Heaton Living Trust, dated JAN 30, 2006, is/are the Grantee(s) of property described as:

Lot 316 of Replat of RUNNING Y RESORT, PHASE 4, FIRST ADDITION, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

SUBJECT TO AND TOGETHER WITH rights of way, all gas, oil, metals, water and mineral rights, reservations, restrictions, exceptions, easements, covenants, conditions of record, encumbrances and current taxes.

THIS IS AN EXEMPT TRANSACTION WITH NO CONSIDERATION FROM GRANTEE TO GRANTOR.)