

**M06-14497**

Klamath County, Oregon

07/19/2006 10:06:55 AM

Pages 3 Fee: \$31.00

GRANTOR NAME AND ADDRESS:

Frank Andrew Anderson  
Susan Marie Anderson  
825 Old Midland Rd.  
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS:

Frank Andrew Anderson  
Susan Marie Anderson  
Trustees of the Frank and Susan Anderson 2006 Trust  
825 Old Midland Rd.  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney  
435 Oak Ave. Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:  
GRANTEE

**WARRANTY DEED - STATUTORY FORM**


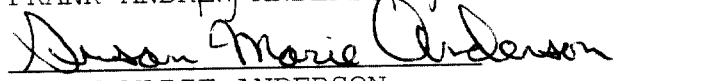
**FRANK ANDREW ANDERSON and SUSAN MARIE ANDERSON** Grantors,  
convey and warrant to **FRANK ANDREW ANDERSON and SUSAN MARIE ANDERSON**, Trustees of the **FRANK AND SUSAN ANDERSON 2006 REVOCABLE TRUST** uad July 18, 2006 that certain real property legally described as follows:

**See Exhibit A attached hereto:**

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.

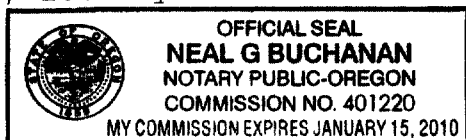
"Before signing or accepting this instrument, the person transferring fee title should inuire about the person's rights, if any, under ORS 197.352. This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses, 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 197.352."

DATED this 18<sup>th</sup> day of July, 2006.

  
FRANK ANDREW ANDERSON  
  
SUSAN MARIE ANDERSON

STATE OF OREGON, County of Klamath) ss.

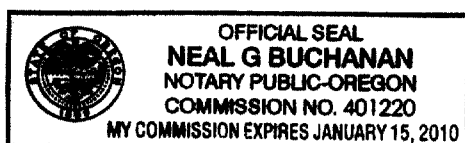
This instrument was acknowledged before me the 18 day of July, 2006 by FRANK ANDREW ANDERSON.



  
NOTARY PUBLIC FOR OREGON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me the 18 day of July, 2006 by SUSAN MARIE ANDERSON.



  
NOTARY PUBLIC FOR OREGON

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

Lots 2, 3, 4, 5, 6, 11 and 12 of Section 7, Township 40 South, Range 9 East of the Willamette Meridian, less that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded in Book 207 page 445 of Klamath County, Oregon Deed Records, and less that portion conveyed to C. A. Dunn and Anita M. Dunn by Deed recorded in Book 215 page 181 of Klamath County, Oregon Deed Records.

ALSO SAVINGS AND EXCEPTING, that portion conveyed to Donald T. Berger and Arlene M. Berger by Deed recorded in Volume M74 page 14654, records of Klamath County, Oregon, and more particularly described as follows: Commencing at the East one-quarter corner of Section 7, Township 40 South, Range 9 East of the Willamette Meridian; thence North, 1784.31 feet; thence West 1266.11 feet to a point on the West boundary of Lower Lake Road for the true point of beginning; thence South 89°00'50" West, 1060 feet, more or less, to the center line of the North Canal; thence Northwesterly along the centerline of the North Canal to the East boundary of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 7; thence North, along said East boundary to a point 30.00 feet South of the North boundary of said Section 7, said point also being the South boundary of State Highway No. 42; commonly known as Cross Road; thence Easterly, along said road boundary to the Westerly boundary of Lower Lake Road; thence South 22°57'11" East along the boundary of Lower Lake Road to the point of beginning.

EXCEPTING THEREFROM that part of the above described tract lying within Government Lots 7 and 10 of said Section 7.

PARCEL 2:

NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 7, Township 40 South, Range 9 East of the Willamette Meridian, Excepting therefrom that portion conveyed to State of Oregon, by and through its State Highway Commission by Deed recorded in Book 207 at page 445, of Deed records of Klamath County, Oregon.

PARCEL 3:

NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , and Lot 1 of Section 8, Township 40 South, Range 9 East of the Willamette Meridian.

Saving and Excepting that portion deeded to Lawrence F. Gray in Deed Volume 360 page 309, records of Klamath County, Oregon, and more particularly described as follows: All that portion of NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Lot 1 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 8 lying Southwesterly, Southerly and Southeasterly of the following described line, to-wit: Commencing at a point on the North line of said Lot 1, which point lies Westerly 495 feet from the Northeasterly corner of said Lot 1 and running thence Southeasterly to a point which is Westerly 165 feet from a point on the East line of said Lot, which last point is 580 feet South of said Northeast corner of said Lot 1; thence Easterly a distance of 430 feet to a point which is 265 feet Easterly of said point 580 feet South of the Northeast corner of said Lot 1; and thence Northeasterly in a straight line to a point on the East line of SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 8, which point is 840 feet North of the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8.

EXCEPTING FROM said Parcels 1, 2 and 3 the following described premises:

A parcel of land situate in Section 7, Township 40 South, Range 9 E.W.M., being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of the Lower Klamath Lake Road, from which point the East 1/4 corner of Section 7, Township 40 South, Range 9 E.W.M., bears N. 22°57'11" W. 33.4 feet, East 1266.11 feet and South 1784.31 feet distant; thence N. 67°02'49" E. 30.00 feet to a point on the centerline of said Lower Klamath Lake Road; thence along said centerline S. 22°57'11" E. 1588.75 feet to a point; thence along a 2664.0 foot radius curve to the left, the long chord of which bears S. 25°10'55" E. 207.24 feet, 207.28 feet to a point; thence, leaving said centerline, S. 62°35'20" W. 30.00 feet to a point on the Westerly right of way line of said Lower Klamath Lake Road; thence S. 60°42'40" W. 64.25 feet to a 5/8 inch iron pin reference monument; thence S. 60°42'40" W. 34 feet, more or less, to a point on the centerline of the North Canal of the Klamath Drainage District, as the same is presently located and constructed; thence Northwesterly along the North Canal centerline 2378 feet, more or less, to a point on line with an existing fence to the East; thence along said fence line N. 86°58'15" E. 1025.8 feet, more or less, to the point of beginning.

ALSO EXCEPTING from said Parcels 1, 2 and 3 those premises conveyed according to the Boundary Line Agreement and Conveyanced between Donald T. Berger and Arlene M. Berber, grantees, and the Joe Meeker Testamentary Trust, dated September 10, 1982, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Lower Klamath Lake Road, from which point the East 1/4 corner of Section 7, T. 40 S., R. 9 E.W.M., bears East 1266.11 feet and South 1784.31 feet distant; thence N. 67°02'49" E. 30.00 feet to a point on the centerline of said Lower Klamath Lake Road; thence along said centerline S. 22°57'11" E. 33.4 feet to a point; thence S. 67°02'49" W. 30.0 feet, to a point on the Westerly right of way line of said road; thence S. 86°58'15" W. along an existing fence line and the extension thereof 1025.8 feet, more or less, to a point on the centerline of the North Canal of the Klamath Drainage District as the same is presently located and constructed; thence Northwesterly along said canal centerline 82.5 feet, more or less, to a point; thence N. 89°00'50" E. 26 feet, more or less, to a 5/8 inch iron pin reference monument; thence N. 89°00'50" E. 1033.95 feet, more or less, to the point of beginning.

Parcel 4:

The N ½ of the SW ¼ and the S ½ of the NW ¼ of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Parcel 5:

Lots 48, 49, 58, 59, 60, 61, 62, 63, 64, 65, 68, 69, 70 and 71 in Midland Tracts, according to the official plat of said Midland Tracts filed in the office of the County Clerk of Klamath County, Oregon, on March 6, 1909 and otherwise described, according to Government Survey as Lots 2 to 15 inclusive and the SW ¼ NE ¼, W ½ SE ¼ and SE ¼ SE ¼ of Section 35; and the SW ¼ NW ¼ and the W ½ SW ¼ of Section 36, all in Township 39 South, Range 8 East of the Willamette Meridian; EXCEPTING THEREFROM the Northerly 208 acres and the Southerly 208 acres of said land.

Parcel 6:

Beginning at a point in the N. E. corner of the S. W. 1/4 of the S. W. 1/4 of Section 32, thence South 264 feet; thence West 165 feet; thence North 264 feet; thence East 165 feet to the point of beginning. Containing one acre, more or less, in T. 39 S., R. 9 E., Willamette Meridian. Subject to said grantee extending privileges for the proper irrigation and drainage and the necessary right of way for ingress and egress to other purchasers of land from said grantor in Section 31 and 32 as herein described.