

After Recording return to:  
Justin Throne  
Attorney at Law  
280 Main Street  
Klamath Falls, OR 97601

**M06-09962**

Klamath County, Oregon

05/17/2006 01:32:32 PM

Pages 1 Fee: \$21.00

Until a change is requested, all tax statements

Shall be sent to the following address:

Charles J. and Nancy A. Sager

35813 S. Chiloquin Road

Chiloquin, Oregon 97624

**M06-14633**

Klamath County, Oregon

07/20/2006 12:39:09 PM

Pages 2 Fee: \$26.00

**STATUTORY SPECIAL WARRANTY DEED**

CHARLES J. SAGER and NANCY A. SAGER, husband and wife, Grantors, convey and specially warrant to CHARLES J. SAGER and NANCY A. SAGER, INITIAL TRUSTEES OF THE CHARLES and NANCY SAGER FAMILY LIVING TRUST DATED APRIL 18, 2006, Grantees, the following described real property in Klamath County, Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Township 39, Range 7, Block Section 9, Tract POR Lot 28,  
Acres 5.00; Tax Lot No. R-3507-009C0-01200-000

**\*\*THIS INSTRUMENT RE-RECORDED TO CORRECT LEGAL DESCRIPTION - SEE EXHIBIT "A"**  
SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is estate planning.

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.

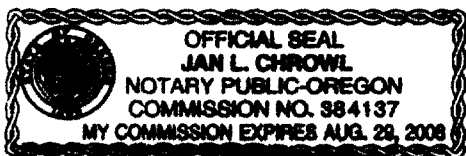
Until a change is requested, send tax statements to: **No Change**

Dated this 18 day of April, 2006.

*Charles J. Sager*  
*Nancy A. Sager*

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2006, by CHARLES J. SAGER and NANCY A. SAGER, husband and wife.



*Jan L. Chrowl*  
Notary Public for Oregon  
My Commission expires: 8-29-08

JUSTIN E. THRONE  
ATTORNEY AT LAW  
280 Main Street • Klamath Falls, Oregon 97601  
(541) 882-4436 Fax (541) 882-4437

21426

## EXHIBIT "A"

A parcel of land situate in Government Lot 28, Section 9, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 28; thence along the North line of Lot 28, South 89 degrees 53 3/4' East 333.44 feet to the TRUE POINT OF BEGINNING; thence, continuing about the North line of Lot 28, South 89 degrees 53 3/4' East 333.44 feet to a point; thence, South to a point on the South line of Lot 28 that bears South 89 degrees 49 3/4' East 667.50 feet from the Southwest corner of said Lot 28; thence along the South line of Lot 28 North 89 degrees 49 3/4' West 333.75 feet to a point; thence North to the true point of beginning.