

2006-020886

Klamath County, Oregon



00006529200600208860020028

10/18/2006 08:58:46 AM

Fee: \$26.00

Grantor's Name and Address

ROBERT A. MILLARD AND
PAMELA L. WEBB, TRUSTEES
MILLARD LOVING TRUST
DATED APRIL 30, 1990
7937 REEDER ROAD
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

ROBERT A. MILLARD AND
PAMELA L. WEBB, TRUSTEES
MILLARD FAMILY TRUST
DATED SEPTEMBER 24, 2005
7937 REEDER ROAD
KLAMATH FALLS, OREGON 97603

After recording, return to:

JAMES H. SMITH, ATTORNEY AT LAW
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

ROBERT A. MILLARD
PAMELA L. WEBB
7937 REEDER ROAD
KLAMATH FALLS, OREGON 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBERT A. MILLARD AND PAMELA L. WEBB, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MILLARD LOVING TRUST DATED APRIL 30, 1990, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. MILLARD AND PAMELA L. WEBB, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MILLARD FAMILY TRUST DATED SEPTEMBER 24, 2005, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, *an undivided 50% interest in* that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

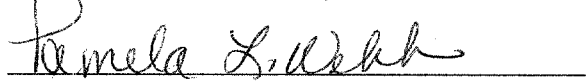
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 15 day of Sept., 2006 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).


ROBERT A. MILLARD, Trustee


PAMELA L. WEBB, Trustee

State of Oregon)
: ss.

County of Klamath)
Before me this 15 day of Sept, 2006, personally appeared ROBERT A. MILLARD and PAMELA L. WEBB, Trustees, and acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public of Oregon
My Commission expires: 5-16-08

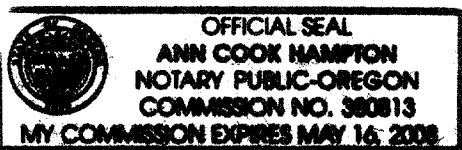


EXHIBIT "A"

Beginning at the northwest corner of Section Twenty-nine, Township Thirty-nine South, Range Ten East of the Willamette Meridian, thence North 89 degrees, 40 minutes East 4,164.3 feet to the line of the U.S. right of way limits for the Lost River Diversion Reservoir; thence along said line South 38 degrees, 36 minutes West 256 feet; thence along said line South 53 degrees, 59 minutes West 616.3 feet; thence South 38 degrees, 30 minutes West 375 feet; thence South 17 degrees, 37 minutes West 162.9 feet; thence South 89 degrees, 40 minutes West 3,226.7 feet to an intersection with the West line of Section Twenty-nine; thence North along said Section line 1,004.7 feet to the place of beginning lying in the Fractional part of the North half of the northwest quarter and the Fractional part of Lot one of Section Twenty-nine, Township and Range aforesaid.

LESS AND EXCEPTING any of the following land lying in the above described parcel: Beginning at an iron pin at the intersection of the westerly right-of-way line of the Lost River Diversion Reservoir and the South right-of-way line of the County Road; said point being East measured along the North line of said Section 29 a distance of 4149 feet and South a distance of 30 feet from the northwest corner of said Section 29; thence West along the South line of the County Road a distance of 290.0 feet to an iron pin; thence South at right angles to the County Road a distance of 175.0 feet to an iron pin; thence East parallel with the County Road a distance of 200.0 feet to an iron pin on the westerly right-of-way line of the Lost River Diversion Reservoir; thence northeasterly along the westerly right-of-way line of the Lost River Diversion Reservoir to the point of beginning.