

2007-003145

Klamath County, Oregon



00015833200700031450030038

02/26/2007 08:47:31 AM

Fee: \$31.00

ANNA E. DENAULT, GRANTORS

ANNA DENAULT and
JOSEPH DENAULT, TRUSTEES, GRANTEES

After Recording Return to:
ANNA DENAULT and
JOSEPH DENAULT
18670 S. Grasle Rd.
Oregon City, OR 97045

Send tax statements to:
Same

WARRANTY DEED - STATUTORY FORM

ANNA E. DENAULT, GRANTOR, conveys and warrants to ANNA DENAULT and JOSEPH DENAULT, TRUSTEES, or the successor(s) in trust, under THE DENAULT FAMILY REVOCABLE LIVING TRUST, dated Feb. 20, 2007 and any amendments thereto, wherein ANNA DENAULT and JOSEPH DENAULT are also Settlers and Beneficiaries, GRANTEES, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to encumbrances of record.

The true and actual consideration for this conveyance is \$0.00.

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 a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE 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 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 ORS 197.352.

Dated this 20th day of Feb . , 2007.


ANNA E. DENAULT, GRANTOR

STATE OF OREGON)
)ss.
County of Clackamas)

The foregoing instrument was acknowledged before me this 20th day of Feb . , 2007, by ANNA E. DENAULT, GRANTOR.


Notary Public for Oregon

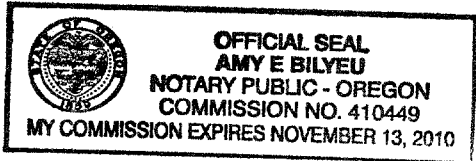


EXHIBIT "A"

Two parcels of land situated in the SE 1/4 NE 1/4 of Section 25, T39S, R9 EWM, Klamath County, Oregon, being a portion of that tract of land described in Deed Volume 343, Page 362, Klamath County Deed Records and being more particularly described as follows:

PARCEL NO. 1: Beginning at a point in the easterly boundary of said Section 25 from which the northeast corner of said Section 25 bears north 1293.0 feet; thence S 89°33' W along the centerline of the County Road 280 feet; thence South parallel with the east line of said Section 25 126.0 feet; thence N 89°33' E parallel with said County Road 280 feet to the east line of said Section 25; thence North along the east line of said Section 25 126.0 feet to the point of beginning containing 0.81 acres, more or less, including the County Road and the State Highway right-of-way.

PARCEL NO. 2: Beginning at the northwest corner of that tract of land described in said deed record, said point being South 1293.0 feet and S 89°33' W 373.5 feet from the northeast corner of said Section 25; thence South parallel with the east line of said Section 25 52.0 feet; thence N 89°33' E parallel with said County Road 13.0 feet; thence North parallel with the east line of said Section 25 52.0 feet to the centerline of the County Road; thence S 89°33' W along the centerline of the County Road 13.0 feet to the point of beginning, containing the existing well, pump and pump house.

The above described parcels of land include an easement for the use of and maintenance of the existing waterline connecting the pump house on Parcel No. 2 with the house on Parcel No. 1. Said parcels of land are subject to an easement for a ditch or pipeline to convey irrigation water from the present lateral easterly along the southerly side of the County Road.