

2007-003331

Klamath County, Oregon



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02/27/2007 01:26:43 PM

Fee: \$31.00

Rodney N. Murray and Marie D. Murray,  
1945 Painter Street  
Klamath Falls, OR 97601      Grantors

Rodney Nelson Murray Revocable Trust,  
dated December 11, 2006  
1945 Painter Street  
Klamath Falls, OR 97601      Grantee

**After recording return to:**

Hanna Strader, P.C.  
1300 SW Sixth Avenue, Suite 300  
Portland, OR 97201

**Until a change is requested, all tax  
statements shall be sent to the  
following address:**

Rodney N. Murray  
1945 Painter Street  
Klamath Falls, OR 97601

**WARRANTY DEED - STATUTORY FORM**

Rodney N. Murray and Marie D. Murray, as tenants in common, Grantors, conveys and warrants to Rodney Nelson Murray, Trustee of the Rodney Nelson Murray Revocable Trust, dated December 11, 2006, Grantee, the following described real property free of all liens and encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

The property is free from all liens and encumbrances except liens, encumbrances, easements, covenants, conditions and restrictions of record.

The true 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 (or part of the) consideration.

DATED this 13 day of February, 2007.

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, 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.

Rodney N. Murray  
Rodney N. Murray

Marie D. Murray  
Marie D. Murray

State of Oregon                                 )  
  ) ss.  
County of Klamath                             )

Personally appeared the above named Rodney N. Murray and acknowledged the foregoing to be his voluntary act and deed.

Before me this 13<sup>th</sup> day of February, 2007.



Brenda Miller  
Notary Public in and for Oregon  
My Commission Expires: 2/10/10

State of Oregon                                 )  
  ) ss.  
County of Klamath                                 )

Personally appeared the above named Marie D. Murray and acknowledged the foregoing to be her voluntary act and deed.

Before me this 13<sup>th</sup> day of February, 2007.



Brenda Miller  
Notary Public in and for Oregon  
My Commission Expires: 2/10/10

## EXHIBIT A

Beginning at the quarter section corner common to Sections 17 and 18, Twp 40 S.R. 10 E.W.M.; thence South 764 feet; thence North 88 42' East 3000 feet to Lost River; thence following Lost River North 12 7' East 307 feet North 41 37' West 231 feet, North 52 21' West 296 feet, North 65 17' West 102 feet to a point 2585 feet East of the point of beginning; thence West along the North line of said SW 1/4 of said Section 18 to point of beginning, containing 49.27 acres, more or less, beginning portions of NW 1/4 of SW 1/4 and Lot 3 of Section 17, Twp 40 S.R. 10 E.W.M.

Beginning at the Northeast corner of the Southeast quarter, Section 18, Twp 40 S.R. 10 E.W.M. marked by a 1 1/4 iron pipe; running thence South along the County Road a distance of 1322 feet to the South East corner of the Northeast quarter of the Southeast quarter of said Section 18; running thence West 928 feet to a point on the East right-of-way line of the State Highway marked by a 1 1/4 galvanized pipe; thence Northwest along the East right-of-way line of said highway to a point where said East line of said Highway intersects the North line of the N 1/2 of the SE 1/4 of said Section 18, which point is marked by a 1 1/4 galvanized iron pipe and which point is 1802 feet West from point of beginning; thence Easterly along the North line of said N 1/2 of the SE 1/4 of Section 18, 1802 feet to the place of beginning, being in the N 1/2 of the SE 1/4 of Section 18, Township 40 South, Range 10 E.W.M., containing 40 acres, more or less.

Also , a right and/or easement over and across the Northwest quarter of the SE 1/4 Section 18, Township 40 S.R. 10 E.W.M., through a certain ditch running Easterly through the center of said quarter, which easement shall be of a sufficient width and depth to carry water of sufficient volume to irrigate the above land herein conveyed.