

2007-008433

Klamath County, Oregon



THIS S



05/09/2007 11:06:30 AM

Fee: \$36.00

After recording return to:

Trustees of the William Henry Hampton, III and
Helen Louise Hampton Revocable Intervivos
Trust established November 17, 2005

242 Mountain View Pl

Palm Springs, CA 92262

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

Trustees of the William Henry Hampton, III and
Helen Louise Hampton Revocable Intervivos
Trust established November 17, 2005

242 Mountain View Pl

Palm Springs, CA 92262

Escrow No. MT78939-MS

Title No. 0078939

SWD-EM

STATUTORY WARRANTY DEED

Cynde A. Landers, Trustee of the Cynde A. Landers Revocable Trust, dated June 15, 2006, Grantor(s) hereby convey and warrant to William Henry Hampton, III and Helen Louise Hampton, Trustees of the William Henry Hampton, III and Helen Louise Hampton Revocable Intervivos Trust established November 17, 2005, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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.

CS

36-

Dated this 5th day of May, 2007.

Trustee of the Cynde A. Landers Revocable Trust, dated June 15, 2006

BY: Cynde A. Landers Trustee
Cynde A. Landers, Trustee

STATE OF CALIFORNIA

COUNTY OF SUTTER ^{ss.}

On May 5, 2007 before me, Duane F. Haley, Notary Public personally appeared Cynde A. Landers, Trustee of the Cynde A. Landers Revocable Trust, dated June 15, 2006 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that she executed the same in ^{her} authorized capacity(ies), and that by ^{her} signature(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Duane F. Haley



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

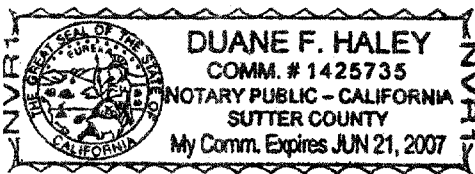
County of SUTTER

On 5th May 2007 before me, Duane F. Haley, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Cynde A. Landers
Name(s) of Signer(s)

☐ personally known to me

☒ (or proved to me on the basis of satisfactory evidence)



to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Duane F. Haley
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 5 May 2007 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Cynde A. Landers

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lots 1, 2, 3, 4, 5, and 6, Block 1 and all that portion of Lots 1, 2, 3, 4 and 5, Block 12, lying Northeasterly of the right of way of Highway 97, all in CHELSEA ADDITION to the City of Klamath Falls, Oregon, now vacated.

And ALSO all that portion of Byrd Avenue lying North of Block 1 of said CHELSEA ADDITION, all that portion of Nungesser Avenue lying between Blocks 1 and 12 of said CHELSEA ADDITION, and all that portion of the alley in CHELSEA ADDITION, lying East of Blocks 1 and 12, North of the State Highway right of way line projected Southeasterly, West of the section line and South of the North line of Byrd Avenue projected Easterly all in CHELSEA ADDITION, now vacated.

TOGETHER WITH those portions of vacated Byrd Avenue and vacated Quarry Street as vacated by Ordinance No. 93-6, recorded March 17, 1993 in Volume M93, page 5572, Microfilm Records of Klamath County, Oregon, as inured thereto by operation of law.

ALSO beginning at a point which is South 0° 06' West a distance of 388.5 feet from the Section corner common to sections 17, 18, 19 and 20 in Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence continuing South 0° 06' West a distance of 300 feet to the Northeast corner of CHELSEA ADDITION to the City of Klamath Falls, Oregon; thence along the North boundary line of Byrd Avenue in CHELSEA ADDITION North 89° 49' West a distance of 174.2 feet to the East line of Quarry Street extended; thence North 0° 06' East along the East boundary of Quarry Street extended a distance of 300 feet to a point; thence South 89° 49' East a distance of 174.2 feet to the point of beginning.

PARCEL 2

A tract of land situated in the NE NE of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being the Easterly 30 feet of the following described parcel:

Beginning at the section corner common to Sections 17, 18, 19 and 20, said Township and Range; thence South 0° 06' West along the East line of said Section 19, a distance of 388.5 feet to a point; thence North 89° 49' West a distance of 174.2 feet to a point; thence South 0° 06' West a distance of 89 feet to the True Point of Beginning of this description; thence continuing South 0° 06' West a distance of 211 feet to a point on the North line of Byrd Avenue; thence West along said North line a distance of 60 feet to a point; thence North 0° 06' East a distance of 211 feet to a point; thence South 89° 49' East 60 feet to the point of beginning.

PARCEL 3

Commencing at the Southwest corner of the NW1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which point is the true point of beginning; thence North along the Westerly line of Section 20, a distance of 726 feet; thence East 300 feet to a point; thence South 726 feet to a point, said point being on the Southerly line of the NW1/4 NW1/4 of said Section 20; thence West 300 feet to the place of beginning; being in the NW1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 4

Lots 1, 2, 3, 4, 5 and 6, Block 5, OPPORTUNITY ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less the portion in highway described in Deed Volume 181, page 29.