

2007-010958
Klamath County, Oregon



06/18/2007 03:46:44 PM

Fee: \$31.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Larry T. Stewart and Sandra T. Stewart, husband and wife
Grantor's Mailing Address: 1045 Pearl Peak Street, Las Vegas, Nevada 89110

Grantee: The Larry T. Stewart and Sandra T. Stewart Family Trust, dated March 5, 2007
Grantees Mailing Address: 1045 Pearl Peak Street, Las Vegas, Nevada 89110

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Statutory Warranty Deed: Recorded September 19, 1989; BK M89, PG 17567

Until a change is requested, all Tax Statements shall be sent to the following address:

Larry T. Stewart, Trustee, et al
1045 Pearl Peak Street
Las Vegas, NV 89110

After Recording Return To:
Jeffrey Burr, Ltd.
2600 Paseo Verde Parkway
Henderson, NV 89074

Prepared By:
Larry T. Stewart
1045 Pearl Peak Street
Las Vegas, NV 89110

WARRANTY DEED
TITLE OF DOCUMENT

Larry T. Stewart and Sandra T. Stewart, husband and wife, Grantor, conveys and warrants to **The Larry T. Stewart and Sandra T. Stewart Family Trust, dated March 5, 2007**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
Prior Recorded Document Reference: Statutory Warranty Deed: Recorded September 19, 1989; BK M89, PG 17567

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION.

Dated this 21st day of May, 20____. If a corporate grantor, it has caused its name to be signed 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 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.

Larry T. Stewart
Larry T. Stewart

Sandra T. Stewart
Sandra T. Stewart

STATE OF Oregon

COUNTY OF Clatsop

SS

This instrument was acknowledged before me this 21st day of May, 2007, by **Larry T. Stewart and Sandra T. Stewart.**

Before Me: Darlaine Watson
NOTARY PUBLIC - STATE OF OREGON
My Commission Expires: 7-26-08

NOTARY STAMP/SEAL

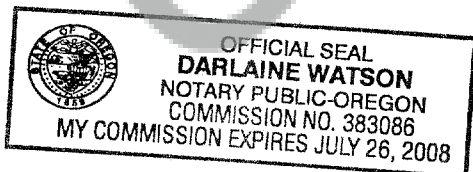


EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00°01'10" WEST ALONG THE WEST LINE OF SAID SECTION 18, 2132.47 FEET; THENCE SOUTH 89°51'42" EAST 2034.90 FEET; THENCE NORTH 00°00'23" EAST 404.05 FEET; THENCE SOUTH 89°55'23" EAST 269.25 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°00'23" WEST 404.05 FEET, MORE OR LESS; THENCE SOUTH 89°55'23" EAST 269.25 FEET, MORE OR LESS, THENCE NORTH 00°00'23" EAST PARALLEL TO THE EAST LINE OF THE NW $\frac{1}{4}$ OF SECTION 18, 404.63 FEET MORE OR LESS, THENCE NORTH 89°55'23" WEST 269.25 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Unofficial
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