

2007-013782

Klamath County, Oregon



08/06/2007 09:16:09 AM

Fee: \$26.00

Grantor's Name and Address

TIMOTHY A. BRISCOE

JENNIFER J. BRISCOE

P.O. BOX 493

CHILOQUIN, OREGON 97624

Grantee's Name and Address

TIMOTHY A. BRISCOE AND

JENNIFER J. BRISCOE, TRUSTEES

BRISCOE FAMILY TRUST

DATED MAY 29, 2007

P.O. BOX 493

CHILOQUIN, OREGON 97624

After recording, return to:

JAMES H. SMITH, ATTORNEY AT LAW

711 BENNETT AVENUE

MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

TIMOTHY A. BRISCOE

JENNIFER J. BRISCOE

P.O. BOX 493

CHILOQUIN, OREGON 97624

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that TIMOTHY A. BRISCOE AND JENNIFER J. BRISCOE, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY A. BRISCOE AND JENNIFER J. BRISCOE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BRISCOE FAMILY TRUST DATED MAY 29, 2007, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, 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 29th day of May, 2007 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)).

*Timothy A. Briscoe*

TIMOTHY A. BRISCOE

*Jennifer J. Briscoe*

JENNIFER J. BRISCOE

State of Oregon )

: ss.

County of Jackson )

Before me this 29th day of May, 2007, personally appeared TIMOTHY A. BRISCOE and JENNIFER J. BRISCOE, and acknowledged the foregoing instrument to be their voluntary act and deed.

*[Signature]*

Notary Public of Oregon

My Commission expires: 10/31/2007

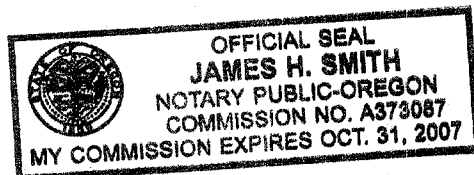


EXHIBIT "A"

The S1/2 NW1/4 NW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of the Klamath Agency-Chiloquin Market Road. And a tract of land in the SW1/4 NW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the Northeast corner of the SW1/4 NW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, thence Westerly along the Northerly boundary of said SW1/4 NW1/4, a distance of 428 feet to a point; thence South 23°03' East a distance of 287 feet; thence Southeasterly to an intersection with the Easterly boundary of said SW1/4 NW1/4 at a point 555.5 feet South of the Northeast corner of said SW1/4 NW1/4; thence Northerly along said Easterly boundary, a distance of 555.5 feet to the point of beginning.

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