

Recording Requested By:

Joyce C. Sellars  
1777 Kimberly Drive  
Klamath Falls, Oregon 97603

When Recorded Mail To:

Jesse A. Visser  
515 E. Main Street  
Ashland, OR 97520

Mail Tax Statements To:

Joyce C. Sellars  
1777 Kimberly Drive  
Klamath Falls, Oregon 97603

2007-013964

Klamath County, Oregon



00028656200700139640020020

08/08/2007 09:09:53 AM

Fee: \$26.00

(This Space for Recorder's Use)

**WARRANTY DEED**

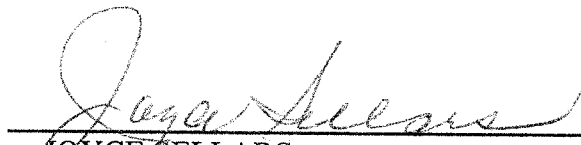
JOYCE SELLARS, hereinafter referred to as "Grantor", conveys and warrants unto JOYCE C. SELLARS, Trustee of the JOYCE C. SELLARS TRUST, dated August 23, 2006, hereinafter referred to as "Grantee", all of her interest in that real property situated in Klamath County, State of Oregon and described as:

**SEE "EXHIBIT A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE**

There is no monetary consideration for this transfer as it is for estate planning purposes only.

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: 7-30-07

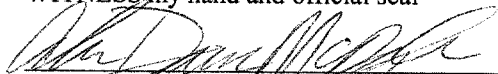
  
JOYCE SELLARS

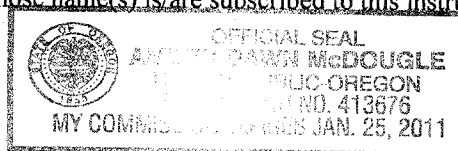
**ACKNOWLEDGMENT**

STATE OF OREGON                     )  
   ) ss.  
County of Klamath                     )

On 7/30/07 before me, the undersigned Notary Public, personally appeared JOYCE SELLARS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to this instrument, and acknowledged 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. I declare under penalty of perjury that the person(s) whose name(s) is/are subscribed to this instrument appear(s) to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand and official seal

  
Notary Public in and for this state



**EXHIBIT A**

A TRACT OF LAND SITUATED IN LOT 1, BLOCK 2, TRACT 1080, WASHBURN PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00° 03' 00" EAST, ALONG THE WESTERLY LINE OF WASHBURN WAY, 175.00 FEET; THENCE NORTH 89° 55' 10" WEST 250.00 FEET; THENCE SOUTH 00° 03' 00" WEST 175.00 FEET TO THE NORTHERLY LINE OF CROSBY AVENUE; THENCE SOUTH 89° 55' 10" EAST 250.00 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE SUBDIVISION PLAT OF SAID TRACT 1080, WASHBURN PARK.

Klamath OR