

2007-018739

Klamath County, Oregon



11/01/2007 08:25:25 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

J. Alan Jensen
Holland & Knight LLP
111 SW Fifth Avenue, Ste 2300
Portland, OR 97204

GRANTOR'S NAME:

Harold R and Sally P Heaton, Trustees
of the Sally P. Heaton 1995 Trust
600 Hillside
Klamath Falls, OR 97601

GRANTEE'S NAME:

Harold R and Sally P Heaton, Trustees
of the Harold and Sally Heaton Revocable Trust
600 Hillside
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Harold R and Sally P Heaton, Trustees
600 Hillside
Klamath Falls, OR 97601

TRUSTEE'S SPECIAL WARRANTY DEED

Harold R. Heaton and Sally P. Heaton, Trustees of the Sally P. Heaton 1995 Trust u/a/d 9/13/95, ("Grantor"), convey and specially warrant to Harold R. Heaton and Sally P. Heaton, Trustees of the Harold and Sally Heaton Revocable Trust dated 1/31/2007 ("Grantee"), all of its right, title and interest, being an undivided one-half interest, in and to the following described real property, situated in Klamath County, Oregon:

A tract of land located in the SW 1/4 SE 1/4 on Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the iron pin marking the quarter corner common to Sections 6 and 7, Township 39 South, Range 10 East of the Willamette Meridian, thence running North 0° 21-3/4' West along the quarter section line a distance of 881.4 feet to an iron pipe from which the 1/16th corner bears North 0° 21-3/4' West 448.6 feet; thence leaving said quarter section line, South 28° 23 1/2' East 665.2 feet to an iron pipe; thence South 0° 21-3/4' East parallel to the aforesaid quarter section line 291.4 feet, more or less, to an iron pipe on the North Boundary of the subdivision Junction Acres; thence South 89° 07 1/2' West along said North Boundary of Junction Acres, a distance of 312.5 feet to the point of beginning (Hill property).

SUBJECT TO: Encumbrances, easements and rights of way of record and apparent thereon.

To have and to hold all of Grantor's right, title and interest in and to the above described property and Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same or any part thereof by, through or under Grantor, but not otherwise.

The true consideration for this conveyance is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

Signed this 19th day of oct, State of Oregon, County of Klamath) ss.
2007

By: Harold R. Heaton
HAROLD R. HEATON, TRUSTEE, Grantor

By: Sally P. Heaton
SALLY P. HEATON, TRUSTEE, Grantor

On this 19th day of October, 2007, personally appeared before me, the above-named Harold R. Heaton and Sally P. Heaton, and did say that they executed the foregoing instrument in their respective capacities as Trustees of The Sally P. Heaton 1995 Trust.

Marna L. Batsell
Notary Public for Oregon
My Commission Expires: Aug, 5, 2011

