

2007-019127

Klamath County, Oregon



00034828200700191270020029

11/08/2007 08:33:54 AM

Fee: \$26.00

After recording return to:  
B&J Barrister's Aide  
PO Box 88  
Eugene, Oregon 97440

Send tax statements to:  
No Change

**SPECIAL WARRANTY DEED**

John A. McDonald and Lilla E. McDonald, husband and wife, "Grantors," hereby convey and warrant to John A. McDonald, Trustee, John A. McDonald Living Trust UTA 10/10/07, as to an undivided one-half (1/2) interest as tenant-in-common, and Lilla E. McDonald, Trustee, Lilla E. McDonald Living Trust UTA 10/10/07, as to an undivided one-half (1/2) interest as tenant-in-common, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantees," the following real property, free of encumbrances except for matters of public record:

**SEE EXHIBIT "A" ATTACHED**

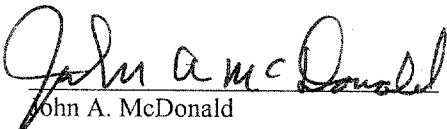
THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

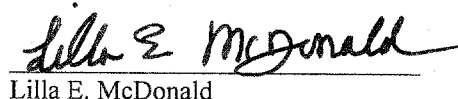
The true consideration for this conveyance is \$0.

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.

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)).

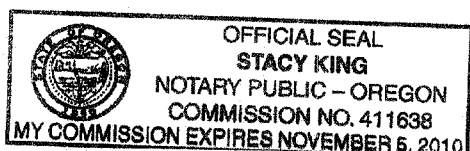
Dated this 10 day of Oct, 2007

  
John A. McDonald

  
Lilla E. McDonald

STATE OF OREGON     )  
                                  ) ss.  
County of Lane        )

The foregoing instrument was acknowledged before me this 10th day of October, 2007 by John A. McDonald and Lilla E. McDonald.



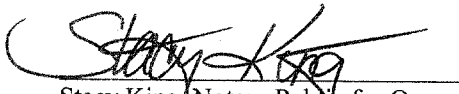
  
Stacy King, Notary Public for Oregon  
My commission expires: November 5, 2010

EXHIBIT "A"

Beginning at the initial point of the survey of Brewer's Ranchos according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point is the quarter section corner between Sections 7 and 18 Township 24 South, Range 7 East Willamette Meridian; thence North 58° 13' 37" East a distance of 79.36 feet to a point; thence North 80° 38' 03" West a distance of 217.46 feet to a point on the arc of a 50 foot radius curve having a central angle of 161° 39' 23"; thence Southerly along the arc of said curve a distance of 107.6 feet, more or less, to its intersection with the South line of Lot 2 Block 2 Brewer's Ranchos; thence South 89° 45' 10" East along said South line a distance of 188.35 feet to the point of beginning.