

2007-020263

Klamath County, Oregon



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12/04/2007 10:31:36 AM

Fee: \$31.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

John and Jan Garee, Trustees
of the Garee Family Trust
3020 Vale Road
Klamath Falls, Oregon 97603

WARRANTY DEED

John T. Garee, Sr. and Jann Garee, husband and wife, Grantors, convey and warrant to John T. Garee, Sr. and Jann Garee, Trustees of the Garee Family Trust under agreement dated November 20, 2007, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

(See attached Exhibit A)

Commonly known as 3020 Vale Road, Klamath Falls, Oregon 97603
Key No. R885151 Tax Lot No. R 3910-007A0-00305-000

There is no true and actual consideration for this conveyance. It is done for purposes of estate planning.

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

WARRANTY DEED - Page 1 of 2

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 this 20 day of November, 2007.

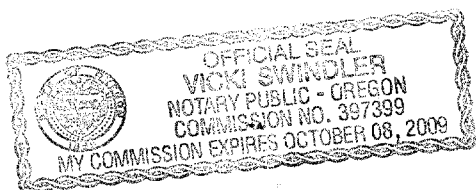
GRANTORS

John T. Garee
John T. Garee, Sr.

Jann Garee
Jann Garee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named John T. Garee and Jann Garee, husband and wife,
on the 20th day of November, 2007, and acknowledged the foregoing instrument to be
their voluntary act. Before me:



Vicki Swindler
Notary Public for Oregon
My Commission Expires: 10-8-09

EXHIBIT A

A tract of land in Lot 2, "PLAT OF JUNCTION ACRES," according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW 1/4 SE 1/4 of Section 6 and the NW 1/4 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Parcel 1, of said Land Partition, from which the E 1/16 corner on the North line of said Section 7 bears North 46 degrees 57' 28" East 639.56 feet; thence South 89 degrees 54' 00" West 472.27 feet to the Southwest corner of said Lot 2; thence North 00 degrees 01' 00" West 440.50 feet to the Northwest corner of said Lot 2; thence North 88 degrees 51' 00" East along the North line of said Lot 2, 460.89 feet to the Northwest corner of Parcel 1; thence South 16 degrees 56' 00" West 189.09 feet; thence South 14 degrees 01' 33" West 152.02 feet; thence South 40 degrees 39' 30" East 158.90 feet to the point of beginning with bearings based on recorded survey N. 4824. Together with the following described parcel:

A tract of land being a portion of Parcel 1 of "Minor Land Partition 7-89" situated in the NW 1/4 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the line common to said Parcels 1 and 2 from which the East 1/16 corner common to Section 6 and said Section 7 bears North 57 degrees 44' 35" East 645.94 feet; thence along the line common to said Parcels 1 and 2, North 40 degrees 39' 30" West 37.92 feet, North 14 degrees 01' 33" East 152.02 feet, and North 16 degrees 56' 00" East 71.99 feet; thence leaving said common line South 64 degrees 59' 00" East 26.94 feet; thence South 13 degrees 49' 33" West 240.70 feet to the point of beginning.

SUBJECT TO: All those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said 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.