

2008-000837

Klamath County, Oregon



01/18/2008 12:40:11 PM

Fee: \$26.00

After recording, please return to:

Gloria J. Steiner, Trustee  
9026 Arant  
Klamath Falls, OR 97603

Until a change is requested,  
all tax statements should be sent to:

Gloria J. Steiner, Trustee  
9026 Arant  
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

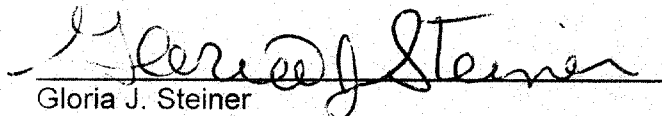
GLORIA J. STEINER, *Grantor*, hereby conveys and warrants to Gloria J. Steiner and Timothy A. Steiner (and their successors) as Trustees of the GLORIA J. STEINER TRUST U.T.A.D. October 11, 2007, *Grantee*, the parcels of real property located in Klamath County, Oregon, which are described on Exhibit "A" attached as follows, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises.

The true consideration for this conveyance is \$0.00.

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, and to inquire about the rights of neighboring property owners, if any, under Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)).

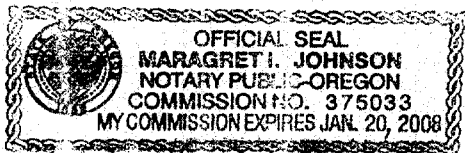
DATED this 31 day of December, 2007.

GRANTOR: GLORIA J. STEINER

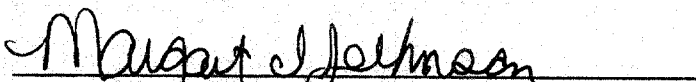
  
Gloria J. Steiner

STATE OF OREGON                    )  
  ) ss.  
County of Jackson                )

The foregoing instrument was acknowledged before me this 31 day of December, 2007, by Gloria J. Steiner, Grantor.



WITNESS my hand and official seal.

  
Notary Public  
My Commission Expires 1-20-08

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EXHIBIT "A" TO STATUTORY WARRANTY DEED  
[Steiner - Klamath County]

**Property # 1:** [5110 Larch Lane]

Lot 15, Tract 1416, THE WOODLANDS - PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Property # 2:** [9026 Arant Road]

Lot 2, Block 4, FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.    EXCEPTING AND EXCLUDING therefrom the Westerly 30 feet of that Lot.

Also, the most Northerly 285.38 feet of Lot 10, Block 4, Tract 1257 RESUBDIVISION OF FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, also identified as that 30 foot strip lying between Lot 2 and Lot 3 of Block 4.

Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, Page 4256, Records of Klamath County, Oregon.

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