

2008-001057

Klamath County, Oregon



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01/25/2008 03:47:37 PM

Fee: \$26.00

Bill Trujillo

Grantor

Bill Trujillo, Trustee
1762 Pine Grove Rd.
Klamath Falls, OR 97603

Grantee

After recording return to:
Grantee

Until a change is
requested, all tax statements
shall be sent to the following address: Same as Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Bill Trujillo, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill Trujillo, Trustee of TRUJILLO LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1:

A PARCEL OF LAND IN THE SE 1/4 NW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 88 DEGREES 58' EAST A DISTANCE OF 30.0 FEET AND NORTH 0 DEGREES 06' EAST A DISTANCE OF 1093.20 FEET FROM THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE NW 1/4, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE NW 1/4, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF PINE GROVE ROAD, THENCE NORTH 0 DEGREES 06' EAST, ALONG SAID EAST LINE A DISTANCE OF 200.64 FEET; THENCE LEAVING SAID EAST LINE AND RUNNING SOUTH 89 DEGREES 30' EAST, A DISTANCE OF 297.2 FEET; THENCE SOUTH 0 DEGREES 06' WEST A DISTANCE OF 201.11 FEET; THENCE NORTH 89 DEGREES 24' WEST A DISTANCE OF 297.2 FEET TO THE POINT OF BEGINNING.

RESERVING THE EAST 30.0 FEET FOR A NON-EXCLUSIVE ROAD EASEMENT.

PARCEL 2:

A PARCEL OF LAND IN THE SE 1/4 NW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 88 DEGREES 58' EAST A DISTANCE OF 30.0 FEET AND NORTH 0 DEGREES 06' EAST A DISTANCE OF 1093.20 FEET FROM THE SOUTHWEST CORNER OF SAID SE 1/4 NW 1/4 AND CONTINUING NORTH 0 DEGREES 06' EAST, ALONG SAID EAST LINE A DISTANCE OF 200.64 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF PINE GROVE ROAD; THENCE SOUTH 89 DEGREES 30' EAST, A DISTANCE OF 297.2 FEET; THENCE NORTH 0 DEGREES 06' EAST A DISTANCE OF 25 FEET TO THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED BOOK M-66, PAGE 831; THENCE SOUTH 89 DEGREES 55' WEST ALONG SAID SOUTH LINE, A DISTANCE OF 297.2 FEET TO THE EAST RIGHT OF WAY LINE OF PINE GROVE ROAD, THENCE SOUTH ALONG SAID EAST LINE, 25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

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In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 18th day of January, 2008.

Bill Trujillo
Bill Trujillo

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Bill Trujillo and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: [Signature]
Notary Public for Oregon

