

2008-001784

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Michael Ratliff
905 Main Street, Ste 200
Klamath Falls OR 97601



02/12/2008 09:23:27 AM

Fee: \$26.00

GRANTOR'S NAME AND ADDRESS:

Juanita Stevenson Goode
6422 Hilyard
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Juanita Fairclo, nka
Juanita S. Good, Trustee of
The Juanita Fairclo Trust,
U.A.D. November 8, 1999
6422 Hilyard
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Juanita S. Goode
6422 Hilyard
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JUANITA STEVENSON GOODE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JUANITA FAIRCLO, nka JUANITA S. GOODE, TRUSTEE OF THE JUANITA FAIRCLO TRUST, U.A.D., 11-08-1999,** hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-half interest in and to the N½ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, lying Easterly of the right-of-way of the Central Pacific Railway Company as described in deed recorded March 23, 1929, in Volume 85, page 461, Deed Records of Klamath County, Oregon,

EXCEPT THE FOLLOWING, to-wit:

The E½ of NE¼NE¼ of said Section 16; and that certain tract of land conveyed to James Wells Hunt and wife by deed dated and recorded April 6, 1954, in Volume 266, page 259, Deed Records of Klamath County, Oregon, described as follows: A tract of land in the SE¼NE¼ of said Section 16 lying adjacent to the West right of way of the County Road known as Washburn Way, described as follows: Beginning South 0°11' West 427.42 feet and South 89°57' West 30.0 feet from the initial point described on the plat of "Altamont Small Farms"; said initial point being South 0°06' East 1344 feet from the Northwest corner of Section 15 in said Township and Range; thence South 89°57' West 178.71 feet; thence South 0°11' West 208.71 feet; thence North 89°57' East 178.71 feet; thence North 0°11' East 208.71 feet, to the point of beginning.

ALSO EXCEPTING that portion deeded to United States of America by Deed Recorded August 8, 1908, in Volume 24 on page 495, records of Klamath County, Oregon.

ALSO EXCEPTING that portion acquired by the State of Oregon by and through its Department of Transportation under Stipulated Final Judgment, Docketed June 8, 1987, Case No. 85-750CV, in the Circuit Court of Klamath County, Oregon.

ALSO EXCEPTING that portion deeded to Klamath County in Deed Volume M96 on page 26133, records of Klamath County, Oregon.

ALSO EXCEPTING an undivided one-half interest in and to that portion of the E½NW¼, Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of the Southern Pacific Railroad right-of-way and lying westerly of the Southside By-Pass deeded to Juanita Fairclo, nka Juanita S. Goode, Trustee of the Juanita Fairclo Trust, U.A.D., 11-08-1999, recorded September 10, 2007, in Volume 2007, page 015868, official records of Klamath County, Oregon.

ALSO EXCEPTING an undivided one-half interest in and to that portion of the SW¼NE¼, Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of the Southern Pacific Railroad right-of-way and lying westerly of the Southside By-Pass.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

Tax Account No.: R579591

Tax Lot Map No.: R-3909-01600-00200-000

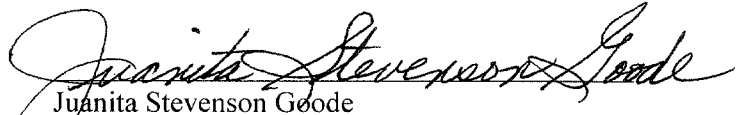
TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with 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: None, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is 0.00. However, the actual consideration consists or of 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 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)).


IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of February, 2008.


Juanita Stevenson Goode

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11th day of February, 2008, by Juanita Stevenson Goode




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-10