

2008-002218

Klamath County, Oregon



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02/21/2008 02:13:27 PM

Fee: \$26.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Bruce Leonard Chaney and Mary Ellen Chaney
9660 Shady Pine Road
Klamath Falls, OR 97601

GRANTEES' NAME AND ADDRESS:

Bruce Leonard Chaney and
Mary Ellen Chaney, Trustees of the
Bruce Leonard Chaney and Mary Ellen Chaney
Family Trust, U.A.D. Feb. 20, 2008
9660 Shady Pine Road
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Bruce L. Chaney
9660 Shady Pine Road
Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BRUCE LEONARD CHANEY and MARY ELLEN CHANEY, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **BRUCE LEONARD CHANEY and MARY ELLEN CHANEY, TRUSTEES OF THE BRUCE LEONARD CHANEY AND MARY ELLEN CHANEY FAMILY TRUST, U.A.D. Feb. 20, 2008**, 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:

Beginning at a cross on a large rock which marks the meander corner on the line marking the boundary between Sections 30 and 31, T. 37 S., R 9 E.W.M., and running thence S. 88°03' W. along the said line marking the boundary between said Sections 30 and 31, 795.8 feet to the northwest corner of Lot 8 in Section 31; thence S. 1°16' W. along the line marking the boundary between Lots 8 and 9, 795.7 feet; thence N. 88°03' E. 1391.7 feet, more or less, to the center line of the Dalles-California Highway; thence Northwesterly along the said center line of the Dalles-California Highway 825.4 feet, to the meander line marking the Northeasterly line of said Lot 8 of Seciont 31, T. 37 S., R 9 E.W.M., and thence N. 40°38' W. 140.0 feet to the point of beginning, being a part of Lot 8 in Sec. 31, Twp. 37 S., R. 9 E.W.M., LESS THE FOLLOWING described portion thereof:

A piece or parcel of land containing 15.13 acres, more or less, and situate in the Westerly part of Lot 8 of Section 31, Township 37 S., R. 9 E.W.M., and more particularly described as follows: Beginning at a point in the section line between Sections 30 and 31 of the said township and range which marks the Northerly boundary of said Lot 8 from which the meander corner between the said sections bears North 88°03' East 115.6 feet distant and running thence South 88°03' W. along the said section line 680.2 feet, more or less to the Northwesterly corner of said Lot 8; thence S. 1°16' W. along the Westerly boundary of said Lot 8, 795.7 feet; thence North 88°03' East parallel with the Northerly boundary of said Lot 8, 978.6 feet; thence North 19°39½' West 834.0 feet, more or less to the point of beginning.

SUBJECT, however, to the following:

1. Subject to all rights granted to the United States by John T. Graham as shown by a certain indenture dated September 16, 1919, recorded in Volume 50 at page 482, Deed Records of Klamath County, Oregon, for ingress and egress;
2. Reservations contained in that certain deed from John T. Graham, *et ux*, to Emanuel Nedivdek, recorded in Volume 81 at page 278, Deed Records of Klamath County, Oregon, for ditches, canals and conduits.

3. Subject to that certain agreement between Lewis Kandra, *et ux*, to J. T. Graham, *et ux*, and Emanuel Nedvidek, recorded in Volume 105 at page 415, Deed Records of Klamath County, Oregon, and by instrument recorded in Volume 121 at page 481, Deed Records of Klamath County, Oregon, Lewis Kandra, *et ux*, assigned their interest in the above agreement to Robert E. Graham and Tom Watters.

ALSO 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.

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

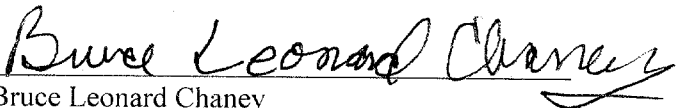
AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend 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.

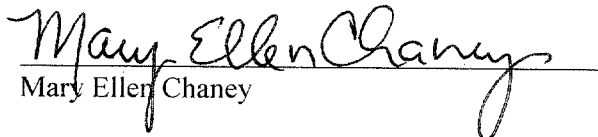
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 20 day of February, 2008.

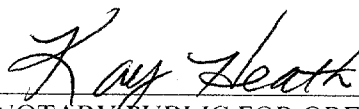
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.


Bruce Leonard Chaney


Mary Ellen Chaney

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 20 day of February, 2008, by Bruce Leonard Chaney and Mary Ellen Chaney.


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

