

2008-007076

Klamath County, Oregon



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05/13/2008 02:28:34 PM

Fee: \$31.00

AFTER RECORDING RETURN TO:

Ratliff & Ratliff, P.C.
905 Main Street, Ste 200
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Jess Willard, individually and
Jess Willard, Trustee of the
Willard Family Trust, Dated August 19, 1990
20893 Sprague River Road
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Kenny Jess Willard
20893 Sprague River Road
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Kenny Jess Willard
20893 Sprague River Road
Chiloquin, OR 97624

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JESS WILLARD, individually and JESS WILLARD, TRUSTEE of the WILLARD FAMILY TRUST, UAD August 19, 1990, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNY JESS WILLARD, 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:

See Exhibit "A"

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 is love and affection.

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 _____ day of May, 2008; if grantor is a corporation, it has caused its named to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

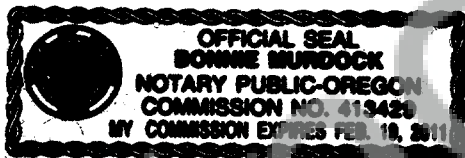
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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.

Jess Willard
Jess Willard, individually

Jess Willard
Jess Willard, Trustee of the
Willard Family Trust, UAD August 19, 1990

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9 day of May, 2008, by Jess Willard, individually and Jess Willard as Trustee of the Willard Family Trust, UAD August 19, 1990.



Bonnie Muddock
NOTARY PUBLIC FOR OREGON
My Commission expires: 2-19-2011

30969

Exhibit A

The S 1/2 N 1/2 NE 1/4, the S 1/2 NE 1/4, the SE 1/4 NW 1/4, the NE 1/4 SW 1/4, the N 1/2 SE 1/4, the SE 1/4 SE 1/4 of Section 33, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a portion of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the N 1/2 SW 1/4 NW 1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian; thence Southerly along the West line of Section 34 to the Southwest corner of the SW 1/4; thence Easterly along the South line of Section 34 to the Southeast corner of the SW 1/4; thence Northerly along the East line of the SW 1/4 to the Northeast corner to the S 1/2 NE 1/4 SW 1/4; thence diagonally Northwesterly to the point of beginning.