

2008-007513

Klamath County, Oregon



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05/23/2008 09:48:21 AM

Fee: \$31.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Sheila C. Scott
2108 Huron
Klamath Falls, Oregon 97601

WARRANTY DEED

Sheila C. Scott, formerly Sheila C. Anderson, Grantor, conveys and warrants to Sheila C. Scott, Trustee of the Jim and Sheila Scott Revocable Living Trust under agreement dated June 12, 2000 (Surviving Trustor's Trust), Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 1: A piece or parcel of land situate in the S½ SE¼ of Section 7, Township 38 South, Range 9 E., W.M., in Klamath County, Oregon, containing 1.0 acres, more or less, and being more particularly described as follows: beginning at the monument marking the Northeasterly corner of that Parcel of land conveyed on page 92 of Volume 263 of the Deed Records of Klamath County: thence S. 8°46'10"E. along the Easterly boundary of said Parcel of land 210.4 feet to an existing iron pin at the Southeasterly corner of said Parcel of Land; thence, South 52°21'40" W. along the Southerly boundary line of said Parcel of land 20.0 feet to a point; thence, N. 37°38'20"W. 96.4 feet to a point; thence, N. 89°44'W. 228.0 feet to a point; thence, N. 0°16' E., 144.0 feet to the northerly boundary of said Parcel of land; thence S. 89°44' E. along said Northerly boundary line 270.0 feet, more or less, to the point of beginning.

Tax Lot R-3809-007D0-01600-000

Parcel 2: See attached Exhibit "A"

Tax Lot R-3809-117D0-01700-000

Parcels 1 and 2 are commonly known as 1044 Longacre Lane, Klamath Falls, Oregon

There is no consideration for this conveyance; it is done for estate planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 20th day of May, 2008.

GRANTOR

Sheila C. Scott
Sheila C. Scott

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Sheila C. Scott on the 20th day of May, 2008, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Vicki Swindler
Notary Public for Oregon
My Commission Expires: 10-8-09

Exhibit A

Parcel 2:

A piece or parcel of land situate in the S1/2SE1/4 of Section 7, Twp. 38 South, Range 9 E.W.M., containing 7.35 acres, more or less, and being particularly described as follows:
Beginning at the monument marking the South quarter-section corner of Section 7, Twp. 38 S., R. 9 E.W.M.; thence South 89°42' East 372.25 feet; thence North 52°19' East 293.9 feet; thence North 0°49' East 25.5 feet to an existing iron pin marking the Southwesterly corner of that parcel of land conveyed on page 92 of Volume 263 of the deed records of Klamath County and the Northerly right-of-way line of a public road; thence North 52°21'40" East along the Southerly boundary of said parcel of land and the Northerly right-of-way line of said public road 588.4 feet to an iron pin on the Westerly boundary of a power line easement; thence North 0°27'55" East along the Westerly boundary of said power line easement 657.5 feet to an iron pin on the Northerly boundary of said parcel of land and the Southerly right-of-way line of a public road; thence along the Southerly right-of-way line of said public road North 59°54'30" East 174.25 feet to an existing iron pin and South 89°44' East 504.5 feet to an existing iron pin at the Northeasterly corner of said parcel of land conveyed on page 92 of Deed Volume 263 and the intersection of the Southerly and Westerly rights-of-way lines of two public roads; thence South 8°46'10" East along the Westerly right-of-way line of said public road 210.4 feet to an existing iron pin at the Southeasterly corner of said parcel of land and the intersection of the Westerly and Northerly rights-of-way lines of two public roads; thence South 52°21'40" West along the Northerly right-of-way line of a public road 874.9 feet, more or less, to the true point of beginning; being subject to all rights-of-way, and/or easements of record or apparent on the premises and to taxes for fiscal year.

EXCEPTING THEREFROM:

Beginning at the monument marking the Northeasterly corner of that Parcel of land conveyed on page 92 of Volume 263 of the Deed Records of Klamath County; thence S. 8°46'10" E. along the Easterly boundary of said Parcel of land 210.4 feet to an existing iron pin at the Southeasterly corner of said Parcel of land; thence, South 52°21'40" W. along the Southerly boundary line of said Parcel of land 20.0 feet to a point; thence, N. 37°38'20" W. 96.4 feet to a point; thence N. 89°44' W. 228.0 feet to a point; thence N. 0°16' E. 144.0 feet to the Northerly boundary of said Parcel of land; thence S. 89°44' E. along said Northerly boundary line 270.0 feet, more or less, to the point of beginning.