

2008-007729

Klamath County, Oregon



05/28/2008 02:09:31 PM

Fee: \$31.00

After Recording Return to:  
EVERT P. MC DONALD  
881 Lochaven Avenue  
Springfield, OR 97477  
Until a change is requested all tax statements  
Shall be sent to the following address:  
EVERT P. MC DONALD  
Same as above

**WARRANTY DEED**  
(INDIVIDUAL)

ATE: 65826 RC

WINSOME E. WELLS AND EVERT P. MC DONALD, as tenants in common, each to an undivided 1/2 interest, herein called grantor, convey(s) to EVERT PAUL MCDONALD, TRUSTEE of the EVERT PAUL MCDONALD LIVING TRUST dated April 30, 2003, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$175,000.00. (1031 Exchange)  
(here comply with the requirements of ORS 93.930)

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.

Dated May 22, 2008.

WINSOME E. WELLS

This document has been signed in counterpart

EVERT P. MC DONALD

STATE OF OREGON, County of KLAMATH ) ss.

On MAY 22ND, 2008 personally appeared the above named WINSOME E. WELLS and acknowledged the foregoing instrument to be his/her voluntary act and deed.

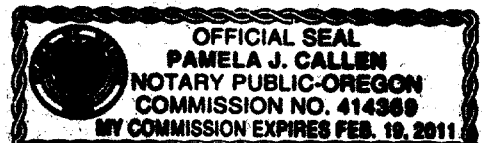
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065826

Before me:   
Notary Public for Oregon  
My commission expires: 02-19-2011

Official Seal



31-A

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Springfield, OR 97477  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**EVERT P. MC DONALD**  
Same as above

**WARRANTY DEED**  
(INDIVIDUAL)

**WINSOME E. WELLS AND EVERT P. MC DONALD, as tenants in common, each to an undivided 1/2 interest, herein called grantor, convey(s) to EVERT PAUL MCDONALD, TRUSTEE of the EVERT PAUL MCDONALD LIVING TRUST dated April 30, 2003, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:**

See Exhibit A attached hereto and made a part hereof.

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and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$175,000.00. (1031 Exchange)  
(here comply with the requirements of ORS 93.930)

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*EMC*  
Dated May ~~21~~<sup>23</sup>, 2008.

This document has been signed in counterpart

\_\_\_\_\_  
WINSOME E. WELLS

*Evert P. McDonald*  
\_\_\_\_\_  
EVERT P. MC DONALD

STATE OF OREGON, County of Lane ss.

On May 23, 2008 personally appeared the above named EVERT P. MCDONALD  
and acknowledged the foregoing instrument to be his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065826

Before me: *Attorney*  
Notary Public for Oregon  
My commission expires: 4-18-10

Official Seal



**Exhibit A**

**Lot 3, Block 1, of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes in Volume in Volume 362 at page 462, Deed Records of Klamath County, Oregon.**

**AND EXCEPT that portion conveyed to Klamath County for road purposes by Deed Recorded Septemebr 27, 2005 in Volume M05 of Deeds on Page 65219, records of Klamath County.**

**CODE:041 MAP:3909-003CA TL: 01600 KEY: 526522**