

2008-009955
Klamath County, Oregon



00049551200800099550020025

07/10/2008 08:13:50 AM

Fee: \$26.00

Until a change is requested, all tax statements
shall be mailed to the following address:
same address as of record

AFTER RECORDING RETURN TO:

James R. Dole
CAUBLE, DOLE, SORENSON & RANSOM
111 SE SIXTH STREET, PO BOX 398
GRANTS PASS, OR 97528

2008-003560
Klamath County, Oregon



00042123200800035600020023

03/21/2008 08:27:10 AM

Fee: \$26.00

WARRANTY DEED - STATUTORY FORM

BERTHA S. OLIPHANT, individually and as surviving Trustee of the OLIPHANT LOVING TRUST, Grantor, conveys and warrants to BERTHA S. OLIPHANT, as Trustee of the DONALD G. OLIPHANT FAMILY TRUST, u/t/d April 27, 1990, as to an undivided one-half interest, and to BERTHA S. OLIPHANT, as Trustee of the OLIPHANT MARITAL TRUST, u/t/d April 27, 1990, as to an undivided one-half interest, all as tenants in common, Grantee, the real properties, situated in Klamath County, Oregon, described on Exhibit "1" attached hereto and incorporated herein by reference.

SUBJECT TO: 1) Liens and encumbrances of record, if any. 2) Easements, restrictions, reservations, covenants and conditions of record, or apparent on the ground. 3) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other fact, which a correct survey would disclose.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple; that Grantor has good right to convey the property; that the property is free from encumbrances except as set forth in public record; and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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.

NOTE TO ASSESSOR: THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO A REVOCABLE TRUST AGREEMENT. GRANTOR HAS RESERVED FULL POWER TO REVOKE OR AMEND THE TRUST AND NO CHANGE SHOULD BE MADE IN ANY SPECIAL TAX TREATMENT AS THE GRANTOR HAS RETAINED THE FULL BENEFICIAL INTEREST IN THE PROPERTIES DESCRIBED.

The true consideration for this conveyance is \$none. This conveyance is made pursuant to the terms of the Oliphant Loving Trust.

DATED this 14 day of March, 2008.

Bertha S. Oliphant, Trustee
Bertha S. Oliphant, Trustee

STATE OF OREGON, County of Josephine) ss. March 14, 2008

The foregoing instrument was acknowledged before me by Bertha S. Oliphant.

Kristy Samek
Notary Public for Oregon
My Commission Expires: 3-19-2011



This document is being re-recorded to include full property descriptions

**EXHIBIT **

LEGAL DESCRIPTION:

The West 1/2 of Section 24, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4 and that portion of the North 1/2 of the NW1/4 SW1/4 lying Northerly of the North line of the County Road, AND

The South 1400 feet of the East 900 feet of the NW1/4 all in Section 24, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, ALSO EXCEPTING any portions lying within the boundaries of the county roads.

R-3511-02400-00600 / R287291

The North 704 feet of the South 1936 feet of the SE1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 1402.50 feet thereof.

R-3512-03000-00500 / R289994

The Easterly 247.13 feet of the South 528 feet of the E1/2 E1/2 of the SW1/4 AND the Westerly 412.50 feet of the South 528 feet of the SW1/4 SE1/4, Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

R-3512-03000-01000 / R290036

The Northerly 704 feet of the Southerly 1220.21 feet of the SE1/4, Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 165 feet thereof.

R-3512-03000-01100 / R290009

The Southerly 528 feet of the SE1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM:

The Westerly 412.50 of the Southerly 528 feet of the SW1/4 SE1/4 and the Easterly 825 feet of the Southerly 528 feet of the SE1/4 SE1/4, Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

R-3512-03000-01200 / R290027