



07/29/2008 08:11:52 AM

Fee: \$26.00

Grantor's Name and Address

FRED FIELD GARLAND III  
(AKA FRED F. GARLAND and AKA FRED GARLAND)  
SUSAN M. GARLAND (AKA SUSAN GARLAND)  
1020 TAMERA DRIVE  
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

FRED F. GARLAND III AND SUSAN M. GARLAND, TRUSTEES  
GARLAND FAMILY TRUST  
DATED JULY 21, 2008  
1020 TAMERA DRIVE  
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

FRED F. GARLAND III AND SUSAN M. GARLAND  
1020 TAMERA DRIVE  
KLAMATH FALLS, OREGON 97603

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that FRED FIELD GARLAND III (AKA FRED F. GARLAND and AKA FRED GARLAND) AND SUSAN M. GARLAND (AKA SUSAN GARLAND), hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by FRED F. GARLAND III AND SUSAN M. GARLAND, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GARLAND FAMILY TRUST DATED JULY 21, 2008, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do hereby grant, bargain, sell and convey unto 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 Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

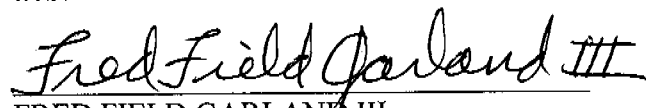
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof 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 21st day of July, 2008 if grantor is a corporation, it has caused its name 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.

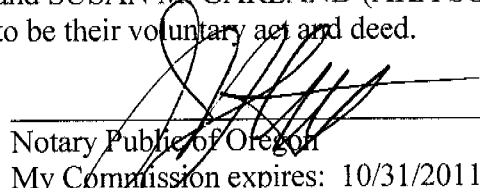
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

  
FRED FIELD GARLAND III  
(AKA FRED F. GARLAND and  
AKA FRED GARLAND)

  
SUSAN M. GARLAND  
(AKA SUSAN GARLAND)

State of Oregon            )  
                                      : ss.  
County of Jackson        )

Before me this 21st day of July, 2008, personally appeared FRED FIELD GARLAND III (AKA FRED F. GARLAND and AKA FRED GARLAND) and SUSAN M. GARLAND (AKA SUSAN GARLAND), and acknowledged the foregoing instrument to be their voluntary act and deed.

  
Notary Public of Oregon

My Commission expires: 10/31/2011

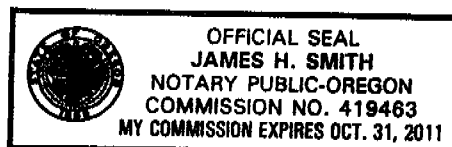


EXHIBIT "A"

**PARCEL ONE: (1440 Summers Lane)**

Lot 22, Block 1, Bryant Tracts No. 2, according to the official plat thereof on file in the records of Klamath County, Oregon.

**PARCEL TWO: (1020 Tamara Drive)**

Lot 14, Block 12, THIRD ADDITION TO MOYINA, TRACT 1003, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL THREE: (Tax Lot 4900)**

R3511 014CO 04900 000 00, KEY 282759

OREGON PINES, LOT 4, BLOCK 20, TOWNSHIP 35, RANGE 11.0, SECTION 14

**PARCEL FOUR: (Tax Lot 1900 (Nimrod River Park))**

R3611 004CO 01900 000 00, KEY 342953

4<sup>TH</sup> ADDITION NIMROD RIVER PARK, LOT 40, BLOCK 49, TOWNSHIP 36, RANGE 11.0, SECTION 4

**PARCEL FIVE: (Tax Lot 6100)**

R3611 007BO 06100 00 00, KEY 346101

1<sup>ST</sup> ADDITION NIMROD RIVER PARK, LOT 14, BLOCK 3, TOWNSHIP 36, RANGE 11.0, SECTION 7

**PARCEL SIX: (Tax Lot 6300)**

R3809 033BB 06300 000 00, KEY 414616

RAILROAD WESTERLY 75', LOTS 3A AND 3B, BLOCK 3, TOWNSHIP 38, RANGE 9.0, SECTION 33

**PARCEL SEVEN: (Tax Lot 500)**

R3 809 032CB 00500 000 00, KEY 770838

LOTS 3 THROUGH 6, BLOCK 3, RIVERSIDE, TOWNSHIP 38, RANGE 9.0, SECTION 32

**PARCEL EIGHT: (Tax Lot 1800)**

R3809 031DC 01800 000 00, KEY 773014

KLAMATH HEIGHTS, LOTS 1-12 BLOCK 20, TOWNSHIP 38, RANGE 9.0, SECTION 31

**PARCEL NINE: (Tax Lot 1900 (Klamath Heights))**

R3809 031DC 01900 000 00, KEY 773023

KLAMATH HEIGHTS, ALL OF BLOCK 21, TOWNSHIP 38, RANGE 9.0, SECTION 31

**PARCEL TEN: (Tax Lot 3400)**

R3711 023CO 03400 000 00, KEY 394335

KLAMATH FALLS FOREST ESTATES, LOT 41, BLOCK 91, HIGHWAY 66, UNIT NO. 4, TOWNSHIP 37, RANGE 11.0, SECTION 23

**PARCEL ELEVEN: (Tax Lot 4800)**

R3511 014CO 04800 000 00, KEY 282768

OREGON PINES, LOT 5, BLOCK 20, TOWNSHIP 35, RANGE 11.0, SECTION 14