

2008-010907

Klamath County, Oregon



00050754200800109070020026

08/01/2008 08:12:32 AM

Fee: \$26.00

After recording, mail to:

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

Send tax statements to:

Homedale Storage LLC
2401 Homedale Road
Klamath Falls, Oregon 97603

WARRANTY DEED

James L. Mulvey and Patricia J. Mulvey, Trustees of the Mulvey Loving Trust, Grantors, convey and warrant to Homedale Storage LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

A portion of Lots 8 and 9, Block 2, BAILEY TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Lot 9, Block 2, BAILEY TRACTS NO. 2, which bears North 0 degrees 02' East 135 feet from the Southwest corner of said Lot 9; thence South 89 degrees 59' East 149 feet to the East line of Lot 8, said Block 2, thence North 0 degrees 02' East along the East line of said Lot 8 a distance of 75 feet; thence North 89 degrees 59' West a distance of 149 feet, more or less, to the West line of said Lot 9; thence South 0 degrees 02' West along the West line of said Lot 9 a distance of 75 feet, more or less, to the point of beginning.

Subject to: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said 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.

Key No. 521616

3909-002DA-01800

Key No. 876072

Account No. P-001706

more commonly known as 2415 Homedale Road, Klamath Falls, Oregon.

There is no consideration for this conveyance. It is done for purposes of estate planning.

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 24th day of July, 2008.

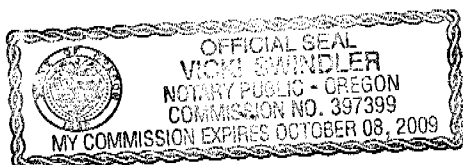
GRANTOR

James L. Mulvey
James L. Mulvey, Trustee

Patricia J. Mulvey
Patricia J. Mulvey, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named James L. Mulvey and Patricia J. Mulvey, Trustees of the Mulvey Loving Trust on the 24th day of July, 2008, and acknowledged the foregoing instrument to be their voluntary act. Before me:



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