

2008-011527

Klamath County, Oregon



00051502200800115270020024

08/14/2008 08:21:08 AM

Fee: \$26.00

Grantor's Name and Address

JOHN GLOGOWSKI  
1622 RIVERSIDE DRIVE  
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address

JOHN GLOGOWSKI, TRUSTEE  
JOHN GLOGOWSKI LIVING TRUST  
DATED JULY 30, 2008  
1622 RIVERSIDE DRIVE  
KLAMATH FALLS, OREGON 97601

After recording, return to:

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

JOHN GLOGOWSKI  
1622 RIVERSIDE DRIVE  
KLAMATH FALLS, OREGON 97601

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that JOHN GLOGOWSKI, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOHN GLOGOWSKI, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE JOHN GLOGOWSKI LIVING TRUST DATED JULY 30, 2008, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does 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.

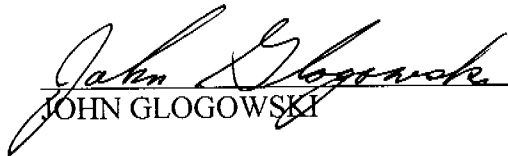
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof 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.

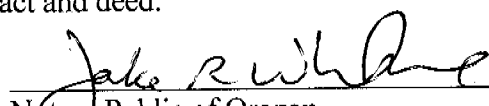
IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of July, 2008, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

  
JOHN GLOGOWSKI

State of Oregon                    )  
  : ss.  
County of Klamath                )

Before me this 30th day of July, 2008, personally appeared JOHN GLOGOWSKI, and acknowledged the foregoing instrument to be his voluntary act and deed.

  
Notary Public of Oregon  
My Commission expires: 03/21/2011

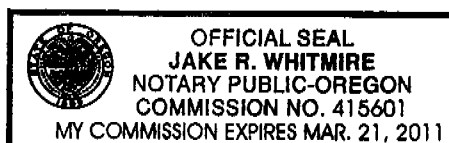


EXHIBIT "A"

PARCEL ONE: (1621 & 1622 Riverside Drive)

Lots 2 and 15 Block 4 Riverview Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL TWO: (710 N. 11<sup>th</sup> Street)

Beginning at a point on the Westerly line of Eleventh Street 40 feet Northwest of the most Easterly corner of Lot 1, Block 67, Nichols Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon; thence Northwesterly along the Westerly line of Eleventh Street 40 feet; thence Southwesterly at right angles to Eleventh Street to the Northerly line of the U.S. Irrigation Canal; thence Southwesterly along said canal 40 feet, more or less, to the Northerly line of property heretofore conveyed to Glenn C. Lorenz; thence Northeasterly at right angles to Eleventh Street to the Westerly line of Eleventh Street, the point of beginning being the central 40 feet of Lots 1 and 2 of said block and addition, facing 40 feet on Eleventh Street.

SAVING AND EXCEPTING THEREFROM any portion thereof lying within the right of way of the USBR Canal.

PARCEL THREE: (801 Martin Street)

Lot 571, Block 115, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL FOUR: (2031 & 2033 Fargo Street)

The Westerly 65 feet of Lot 1, Block 5, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County for road purposes in Volume M-65, Page 216, Microfilm Records of Klamath County, Oregon.

PARCEL FIVE: (2505 Pershing Way)

A portion of Lots 9 and 10 in Block 3, SIXTH STREET ADDITION TO KLAMATH FALLS, 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 the Northwest corner of Lot 9, Block 3, Sixth Street Addition to Klamath Falls, Oregon; thence East 50 feet along the North line of said Lot 9; thence South 56.12 feet, more or less, to the Southwesterly line of Lot 10 of said Block 3, which is, also, the Northeasterly line of Pershing Way in said addition; thence Northwesterly along said Northeasterly line of Pershing Way, a distance of 60.43 feet to the East line of Key Street in said addition; thence North 21.7 feet to the point of beginning.

PARCEL SIX: (1429 & 1431 Ivory Street)

Lot 22, LEWIS TRACTS, in the County of Klamath, State of Oregon.