

2008-016122

Klamath County, Oregon



00057119200800161220020021

12/05/2008 03:19:03 PM

Fee: \$26.00

After Recording Return to:

JAMES N. HUBBARD

P.O. Box 733

Keno OR 97627

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES N. HUBBARD

Same as above

ATE 66089

### WARRANTY DEED

(INDIVIDUAL)

BARRY DEAN BRENNAN AND SHEILA KATHLEEN FOX, CO-SUCCESSOR TRUSTEES OF THE BRENNAN LIVING REVOCABLE TRUST, DATED FEBRUARY 03, 1998, AKA BRENNAN LIVING TRUST herein called grantor, convey(s) to JAMES N. HUBBARD, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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 \$190,000.00.  
(here comply with the requirements of ORS 93.930)

JNH  
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, 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 [December 4, 2008].

BRENNAN LIVING REVOCABLE TRUST

Barry Dean Brennan

BY: BARRY DEAN BRENNAN, SUCCESSOR TRUSTEE

Sheila Kathleen Fox

BY: SHEILA KATHLEEN FOX, SUCCESSOR TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On December 04, 2008 personally appeared the above named BARRY DEAN BRENNAN AND SHEILA KATHLEEN FOX, CO-SUCCESSOR TRUSTEES OF THE BRENNAN LIVING REVOCABLE TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66089MS

Before me: [Signature]

Notary Public for Oregon

My commission expires: [ 3/10/09 ]

Official Seal

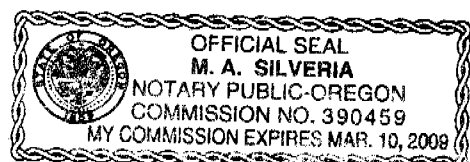


EXHIBIT "A"

Parcel 1 of Land partition 2-08, being a replat of Parcel 2 of Minor Land Partition 5-87, being a portion of the Southeast quarter of Section 36, Township 39 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

CODE: 021;052 MAP: 3907-036DO TL: 01300 KEY 489821 AND KEY 584139

JNH

SKF

GBB