

2009-001165

Klamath County, Oregon



00059580200900011650020022

02/02/2009 09:24:55 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:

Richard B. Gardner
7907 Big Buck Lane
Klamath Falls, Oregon 97601

WARRANTY DEED

Ruth I. Gardner and Richard R. Gardner, Successor Cotrustees of the Gardner Trust uad August 25, 2003 and amendments thereto, Grantors, transfer and warrant to Ruth I. Gardner and Richard R. Gardner, Cotrustees of the Gardner Trust (Exemption Trust) established under the Gardner Trust uad August 25, 2003 (Restated) and amendments thereto, Grantees, an undivided one-half interest in that real property located in Klamath County, Oregon and more specifically described below:

Lot 46, Tract 1428, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon,
more specifically known as 3459 Barnes Way, Klamath Falls, Oregon.

Map Tax Lot: R-3909-012BA-10500-000
Property ID Number: R890855

There is no consideration for this transfer. The transfer is made pursuant to a disclaimer signed by Ruth I. Gardner as beneficiary of William R. Gardner's interest in the subject property owned by the Gardner Trust.

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 26th day of January, 2009.

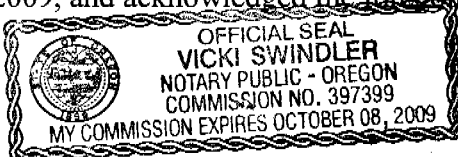
GRANTORS

Ruth I. Gardner
Ruth I. Gardner, Successor Cotrustee

Richard R. Gardner
Richard R. Gardner, Successor Cotrustee

STATE OF OREGON)
) ss.
County of Klamath)

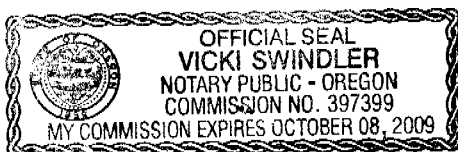
Personally appeared the above-named Ruth I. Gardner, Successor Cotrustee of the Gardner Trust uad August 25, 2003 and amendments thereto, on the 26th day of January, 2009, and acknowledged the foregoing instrument to be her voluntary act. Before me:



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

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Richard R. Gardner, Successor Cotrustee of the Gardner Trust uad August 25, 2003 and amendments thereto, on the 26th day of January, 2009, and acknowledged the foregoing instrument to be his voluntary act. Before me:



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