

2009-002398

Klamath County, Oregon



00060960200900023980030033

02/18/2009 08:27:11 AM

Fee: \$31.00

MAIL TAX STATEMENTS TO:

Robert A. Keith and Linda G. Keith
31126 SW Willamette Way West
Wilsonville, OR 97070

AFTER RECORDING RETURN TO:

Amy K. LeFore, Attorney
PO Box 470
Salem, OR 97308

WARRANTY DEED

Robert A. Keith and Linda G. Keith, Trustees of the Keith Family Trust of 1999 dated May 5, 1999 and Robert A. Keith and Linda G. Keith, Trustees of the Pleasant Grove Trust dated January 6, 2007, Grantor, convey to **Robert A. Keith and Linda G. Keith**, each as to an undivided one-half (1/2) interest as tenants in common, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

Parcel 1:

Lot #1: W 1/2 W 1/2 N 1/2 NW 1/4 Section 9, TWP 25 S R8E W. M.
Five acres M or L.

Subject to reservations and restrictions on record.

Parcel 2:

Lot # 2: E 1/2 N 1/2 N 1/2 NE 1/4 NE 1/4
Section 8 TWP 25 S R8E W. M.
Five acres M or L.

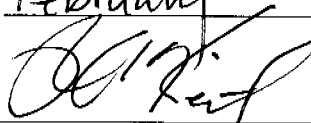
See Exhibit "A" attached hereto and made a part hereof by this reference for Exceptions.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true and actual consideration stated in terms of dollars is NONE. This transfer is being made as a result of **Loretta Keith's** death on July 30, 2008 and pursuant to the terms of the **Pleasant Grove Trust dated January 6, 2007** and the **Keith Family Trust of 1999 dated May 5, 1999**.

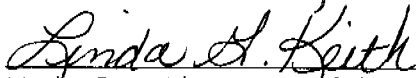
The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

WITNESS Grantor's hand this 11th day of February, 2009.



Robert A. Keith, Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007.

WITNESS Grantor's hand this 11th day of February, 2009



Linda G. Keith Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007.

State of Oregon)
) ss.
County of Marion)

On this 11th day of February, 2009, personally appeared the above named Robert A. Keith Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007, and acknowledged the foregoing instrument to be his voluntary act and deed.

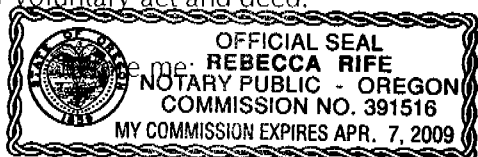


Notary Public for Oregon

My Commission Expires: 4/7/09

State of Oregon)
) ss.
County of Marion)

On this 11th day of February, 2009, personally appeared the above named Linda G. Keith Trustee of the Keith Family Trust of 1999 dated May 5, 1999 and Trustee of the Pleasant Grove Trust dated January 6, 2007, and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon

My Commission Expires: 4/7/09

WARRANTY DEED—TRUSTS TO BOB AND LINDA (EAST 5 ACRES)

H:\Docs\17000 17499\17303\After Death Administration Loretta\Warranty Deed Trusts to Bob and Linda E 5 acres-Klamath Co.doc 01/08/09 (AKI:bar)

2

EXHIBIT "A"

- 1) Easements for sewer and public utilities as set forth in the recorded plat of Lockshire Mobile Estates.
- 2) Covenants, easements and restrictions, imposed by instrument recorded April 12, 1965 in Book 254, page 10 Deed Records.
- 3) An easement created by instrument recorded February 16, 1962 in Book 222, page 428, Deed Records, in favor of the City of Oceanside, a municipal corporation for sewer.
- 4) An easement created by instrument recorded February 16, 1962, in Book 222, page 428, Deed Records in favor of the City of Oceanside, for sewer.
- 5) An easement created by instrument recorded May 23, 1962, in Book 225, page 191, Deed Records, in favor of the City of Oceanside, for sewer.
Said easement was amended by instrument dated July 12, 1962, recorded July 24, 1962 in Book 227, page 121, Deed Records.
- 6) An easement created by instrument, recorded October 9, 1962, in Book 229, page 167, Deed Records, in favor of Pacific Power and Light Company, for Electric transmission and distribution lines.
- 7) An easement created by instrument recorded October 9, 1962 in Book 229 page 170 Deed Records in favor of Pacific Power and Light Company for electric transmission and distribution lines.
- 8) An easement created by instrument recorded October 7, 1969, in Book 15, page 39, Microfilm Records in favor of Pacific Power and Light Company, for electric transmission and distribution lines.
- 9) Covenants, easements and restrictions, imposed by instrument recorded June 4, 1981 in Book 124, page 1399, Microfilm Records of Lincoln County, Oregon.