

2009-002660

Klamath County, Oregon



00061257200900026600020029

02/23/2009 10:08:13 AM

Fee: \$26.00

After recording and
send tax statements to:

Gary N. Welburn and Lois
K. Welburn, Co-Trustees
PO Box 595
Talent, OR 97540

STATUTORY WARRANTY DEED

GARY N. WELBURN and LOIS K. WELBURN, husband and wife, hereinafter called Grantors, convey and warrant to Gary N. Welburn and Lois K. Welburn, Co-Trustees of the GARY and LOIS WELBURN FAMILY TRUST, UDOT February 19, 2009, hereinafter called Grantee, all of their interest in that certain real property situated in Klamath County, Oregon, consisting of 24.00 acres and 22.51 acres, respectively, and legally described as follows, to-wit:

Parcel 1: The following described real property situate in Klamath County, Oregon: The S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying North of the Rimrock all in Section 2, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: Lots 40 and 41 in Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Acct No. 3610-002D0-00300-000 Key No. 327122
Tax Acct No. 3610-002D0-00400-000 Key No. 327097


TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantors hereby covenant to and with Grantee, its heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those of record, and that Grantors 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.


There is no monetary consideration for this transfer. The transfer is made for estate planning purposes.

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 AND 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

DATED this 19 day of February, 2009.



Gary N. Welburn

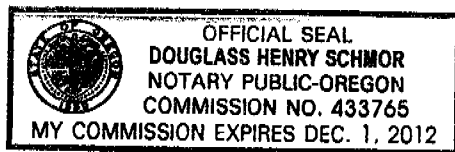


Lois K. Welburn

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 19 day of February, 2009, the above-named, GARY N. WELBURN and LOIS K. WELBURN, and each acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Notary Public for Oregon
My commission expires: 12/1/12