2009-002660 Klamath County, Oregon



After recording and send tax statements to:

Gary N. Welburn and Lois K. Welburn, Co-Trustees PO Box 595 Talent, OR 97540 02/23/2009 10:08:13 AM

Fee: \$26.00

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 $\frac{1}{4}$ 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

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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this _______ day of February, 2009.

Gary N We burn

Lois K. Welburn

STATE OF OREGON) ss.

County of Jackson

Personally appeared before me this <u>///</u> 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:

OFFICIAL SEAL.

DOUGLASS HENRY SCHMOR

NOTARY PUBLIC-OREGON

COMMISSION NO. 433765

MY COMMISSION EXPIRES DEC. 1, 2012

Notary Public for Oregon My commission expires:

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