

2009-002661

Klamath County, Oregon



00061258200900026610010019

02/23/2009 10:09:03 AM

Fee: \$21.00

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 WELBURN, as to an undivided one-half (1/2) interest, hereinafter called Grantor, conveys and warrants 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 his one-half interest in that certain real property situated in Klamath County, Oregon, consisting of 5.00 acres, commonly known as 27660 Walla Walla Street, Sprague River, Oregon, and legally described as follows, to-wit:

E2 NW4 NW4 SE4, Sec 5, TWP 36, RNG 11, JVE 74-9.

Tax Acct No. 3611-005D0-00500-000 Key No. 759904

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

And Grantor hereby covenants to and with Grantee, its heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those of record, and that Grantor 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 19 day of February, 2009.


Gary Welburn

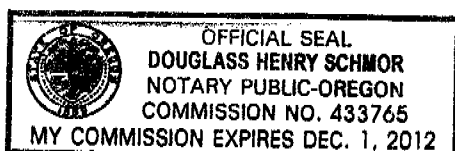
STATE OF OREGON)

) ss.

County of Jackson)

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

BEFORE ME:




Notary Public for Oregon

My commission expires: 12/1/12