



02/23/2009 10:09:42 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 WELBURN and LOIS 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 14.10 acres and 14.56 acres, respectively, and legally described as follows, to-wit:

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 1: That part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying Northwest of Rimrock and the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, EXCEPTING the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of said tract.

Tax Acct No. 3610-001C0-02900-000 Key No. 325883
Tax Acct No. 3610-00100-00500-000 Key No. 685716


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

DATED this 19 day of February, 2009.




Gary Welburn



Lois K. Welburn

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



OFFICIAL SEAL
DOUGLASS HENRY SCHMOR
NOTARY PUBLIC-OREGON
COMMISSION NO. 433765
MY COMMISSION EXPIRES DEC. 1, 2012

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