

After Recording, Return to:

Leanne M. Bowker, Esq.
Harris & Bowker LLP
10300 SW Greenburg Road, Suite 530
Portland, OR 97223-5486

2009-004159

Klamath County, Oregon



00063052200900041590030030

03/24/2009 10:59:34 AM

Fee: \$31.00

Send Tax Statements to:

Dwight W. Konrad, Trustee
PO Box 14907
Portland, OR 97293

STATUTORY WARRANTY DEED

Dwight W. Konrad, Grantor, conveys and warrants to Dwight W. Konrad, Trustee of the Prairie Wind Trust dated March 16, 2009, Grantee, all of Grantor's right, title and interest in and to the real property and improvements commonly known as 4647 Winter Avenue, Klamath Falls, OR 97603 and more particularly described as follows:

See attached 'Exhibit A'

Assessor's Tax Parcel #552262 and M881741


Subject to all encumbrances of record.

The true consideration for this conveyance is \$0.00. The Grantor is funding his revocable living trust.

Any and all liabilities and/or obligations of Grantor to Grantee, and Grantee's heirs, successors and assigns, under the warranties and covenants contained in this deed or provided by law, shall be limited solely to the amount, nature and terms of any indemnification provided to Grantor under any title insurance policy issued for the benefit of and protecting Grantor, and Grantor shall have no liability or obligation to Grantee, and Grantee's heirs, successors and assigns, except to the extent that indemnity for such liability or obligation is provided to Grantor under any such title policy.

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 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 BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.020, 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 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 16 day of MARCH, 2009.

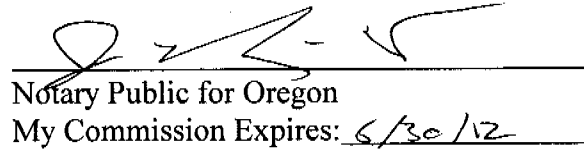

Dwight W. Konrad, Grantor

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) SS.

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March 16



Notary Public for Oregon

My Commission Expires: 6/30/12

EXHIBIT A

Legal Description

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said S1/2 SE1/4 NW1/4; thence North along the West line of said S1/2 SE1/4 NW1/4 a distance of 301.4 feet to the South line of parcel described in Deed from Klamath Theaters, Inc., to Klamath County, recorded in Volume 323 Page 680, deed records of Klamath County, Oregon, said point being on the South line of Winter Avenue; thence North 88° 58' East along said South line, a distance of 197.1 feet; thence North 0° 38' West a distance of 361.2 feet to the North line of said S1/2 SE1/4 NW1/4; thence East along the North line of said S1/2 SE1/4 NW1/4 to the Northwest corner of Parcel conveyed to Samuel R. Warren, et ux by Deed recorded in Volume M69 Page 7589, records of Klamath County, Oregon; thence South 0° 06' 30" West a distance of 660.5 feet, more or less, to the Southwest corner of parcel described as Parcel 1 in Deed from Klamath Theaters, Inc. to James E. Gellaty, recorded in Volume M70 Page 5573, records of Klamath County, Oregon, said point being on the South line of said S1/2 SE1/4 NW1/4; thence South 89° 43' West, along said south line, a distance of 1013.23 feet, more or less, to the point of beginning.

TOGETHER WITH and easement recorded January 3, 1989 in Volume M89 Page 64, records of Klamath County, Oregon.

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