

2009-004995

Klamath County, Oregon



00064011200900049950020028

04/10/2009 08:43:50 AM

Fee: \$26.00

Grantor's Name and Address

LEN A. DOBRY
8650 HILL ROAD
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

LEN A. DOBRY, TRUSTEE
LEN A. DOBRY LIVING TRUST
DATED MARCH 19, 2009
8650 HILL ROAD
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

LEN A. DOBRY
8650 HILL ROAD
KLAMATH FALLS, OREGON 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LEN A. DOBRY, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LEN A. DOBRY, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE LEN A. DOBRY LIVING TRUST DATED MARCH 19, 2009, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

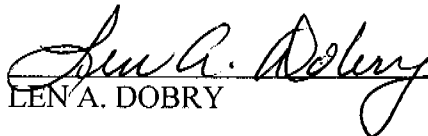
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

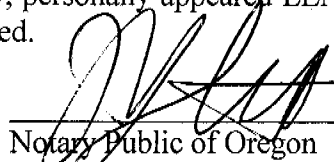
IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of March, 2009, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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 5 TO 11, CHAPTER 424, OREGON LAWS 2007.


LEN A. DOBRY

State of Oregon)
 : ss.
County of Klamath)

Before me this 19th day of March, 2009, personally appeared LEN A. DOBRY, and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public of Oregon
My Commission expires: 10/31/2011

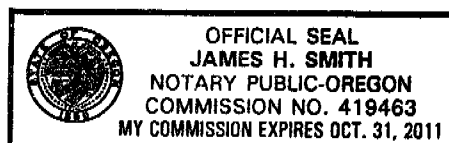


EXHIBIT "A"

PARCEL ONE: (Tax Lot 1900)

A portion of the East half of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron pin on the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 28; thence South 89°49'03" East 10.70 feet to a one half inch iron pin on the centerline of the Hill (Bradbury) Road as constructed; thence following said road centerline; South 00°25'10" West 1610.83 feet; thence along the arc of a curve to the left (central angle = 17°10'00", R = 572.96 feet) 171.67 feet; thence South 16°44'50" East 227.80 feet; thence along the arc of a curve to the right (central angle = 39°42'10", R = 636.32 feet) 441.14 feet; thence South 22°57'20" West 87.70 feet; thence along the arc of a curve to the left (central angle = 22°34'30", R = 477.47 feet) 188.13 feet to a P.K. nail; thence leaving said centerline North 89°37'10" West 30.00 feet to the Westerly right of way line of said road and the true point of beginning of this description; thence North 89°42'48" West 788.49 feet to the centerline of an irrigation ditch; thence North 13°49'31" West along said centerline 326.20 feet; thence North 40°20'19" East 320.00 feet; thence East 747.01 feet to the Westerly line of said Hill (Bradbury) Road; thence along a curve to the right with a central angle of 31°01'35" with a radius of 606.61 feet for a distance of 328.49 feet; thence South 22°51'42" West 87.70 feet; thence along a curve to the left with a central angle of 22°34'30" with a radius of 507.47 feet for a distance of 199.95 feet to the true point of beginning.

PARCEL TWO: (8650 Hill Road, Klamath Falls, Oregon, Tax Lot 2000)

A tract of land situated in the West half of the Southeast quarter of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 28; thence South 89°49'03" East 10.70 feet to a one half inch iron pin on the centerline of the Hill (Bradbury) road as constructed; thence following said road centerline; South 00°25'10" West 1610.83 feet; thence along the arc of a curve to the left (central angle = 17°10'00", R = 572.96 feet) 171.67 feet; thence South 16°44'50" East 227.80 feet; thence along the arc of a curve to the right (central angle = 39°42'10", R = 636.32 feet) 441.14 feet; thence South 22°57'20" West 87.70 feet; thence along the arc of a curve to the left (central angle = 22°34'30", R = 477.47 feet) 188.13 feet to a P.K. nail; thence leaving said centerline North 89°37'10" West 30.00 feet to the Westerly right-of-way line of said road and the true point of beginning of this description; thence South 00°22'50" West along said right-of-way line 785.00 feet to a 5/8 inch iron pin; thence North 89°37'10" West 555.35 feet to a 5/8 inch iron pin; thence continuing North 89°37'10" West 35.79 feet to the centerline of an irrigation ditch; thence North 13°43'53" West along said centerline 809.43 feet; thence South 89°37'10" East 35.79 feet to a 5/8 inch iron pin; thence continuing South 89°37'10" East 732.70 feet to a 5/8 inch iron pin; thence continuing South 89°37'10" East 20.00 feet to the true point of beginning of this description.

RESERVING UNTO GRANTOR, it's successors and assigns, an easement for ingress and egress for the purpose of using and maintaining the existing irrigation and drainage ditches through the property, which easement shall be reserved for the benefit of all persons having an interest in said irrigation and drainage ditches.

PARCEL THREE: (Tax Lot 2100)

A tract of land situated in the West half of the Southeast quarter of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 28; thence South 89°49'03" East 10.70 feet to a one half inch iron pin on the centerline of the Hill (Bradbury) road as constructed; thence following said road centerline; South 00°25'10" West 1610.83 feet; thence along the arc of a curve to the left (central angle = 17°10'00", R = 572.96 feet) 171.67 feet; thence South 16°44'50" East 227.80 feet; thence along the arc of a curve to the right (central angle = 39°42'10", R = 636.32 feet) 441.14 feet; thence South 22°57'20" West 87.70 feet; thence along the arc of a curve to the left (central angle = 22°34'30", R = 477.47 feet) 188.13 feet to a P.K. nail; thence South 00°22'50" West 785.00 feet; thence leaving said centerline North 89°37'10" West 30.00 feet to a 5/8 inch iron pin on the true point of beginning of this description; thence South 00°22'50" West along the Westerly right-of-way line of said road 1532.40 feet to a point that is North 25°11'30" West 69.50 feet from a P.K. nail in the centerline of said road; thence following the centerline of an irrigation canal; North 25°11'30" West 357.62 feet; thence along the arc of a curve to the left (central angle = 24°00'00", R = 430.14 feet and a 5/8 inch iron pin on the P.I. of said curve bears North 25°11'30" West 91.43 feet from the last described point) 180.18 feet; thence on the arc of a curve to the left (central angle = 82°00'00", R = 45.00 feet and a 5/8 inch iron pin on the P.I. of said curve bears North 49°11'30" West 39.32 feet from the last described point) 64.40 feet; thence leaving said canal centerline North 13°43'53" West along the centerline of an irrigation ditch 1101.89 feet; thence South 89°37'10" East 35.79 feet to a 5/8 inch iron pin; thence continuing South 89°37'10" East 555.35 feet to the true point of beginning of this description.