

2009-005137

Klamath County, Oregon



00064167200900051370020028

04/13/2009 03:17:44 PM

Fee: \$26.00

After Recording Return to:

MELVIN J AND CHARLOTTE E. BORGMAN  
REVOCBLE TRUST

P.O. Box 653  
Pleasant Grove, CA 95668

Until a change is requested all tax statements

Shall be sent to the following address:

MELVIN J AND CHARLOTTE E. BORGMAN  
REVOCBLE TRUST

Same as above

ATE 66596

### WARRANTY DEED

(INDIVIDUAL)

C MORRISON RANCH, a Limited Partnership, herein called grantor, convey(s) to MELVIN J. BORGMAN AND CHARLOTTE E. BORGMAN, TRUSTEES OF THE MELVIN J AND CHARLOTTE E. BORGMAN REVOCBLE TRUST, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$3,550.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated [March 23, 2009].

C MORRISON RANCH, A LIMITED PARTNERSHIP

Phillip N. Morrison

M/B MORRISON FAMILY TRUST, GENERAL PARTNER

BY: PHILLIP N. MORRISON, TRUSTEE

Charlotte E. Borgman

BY: CHARLOTTE E. BORGMAN, TRUSTEE

Phillip N. Morrison

MURVA ILO MORRISON, REVOCABLE TRUST, GENERAL PARTNER

BY: PHILLIP N. MORRISON, TRUSTEE

Charlotte E. Borgman

BY: CHARLOTTE E. BORGMAN, TRUSTEE

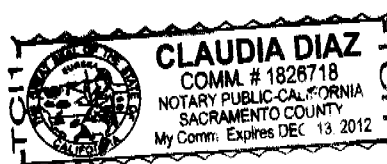
STATE OF CALIFORNIA, County of Sacramento ss.

On March 30, 2009, personally appeared the above named Phillip Morrison, Charlotte acknowledged the foregoing instrument to be 100 voluntary act and deed.

This document is filed at the request of  
Aspen Title & Escrow, Inc  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66596MS

Before me: [Signature]  
Notary Public for California  
My commission expires: 12/13/2012

Official Seal



#26 ATE

*Exhibit A*

A portion of the E 1/2 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Drazil Road formerly Turkey Hill Road, which point lies 2044 feet, more or less, South and 30 feet, more or less, West of the Northeast corner of the E 1/2 of the SW 1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, said point of beginning is also the point of intersection of Drazil Road and irrigation ditch running through said Section 33; thence North along said county road 358 feet; thence West 569 feet, more or less, to the center of the irrigation ditch; thence following centerline of said ditch in a Southeasterly direction to the point of beginning.

EXCEPTING THEREFROM any portions lying within the limits of Drazil Road formerly known as Turkey Hill Road.

CODE: 016 MAP: 4012-03300 TL: 01500 KEY: 628315