

WJC 84698-KR

THIS SPACE R

2009-005285

Klamath County, Oregon



04/15/2009 03:22:38 PM

Fee: \$26.00

After recording return to:

James Ernest Gnesa and Yvette Luciel Gnesa  
Revocable Trust, under trust agreement dated  
August 12, 1993

19680 Pinhurst Lane

Salinas, CA 93906

Until a change is requested all tax statements  
shall be sent to the following address:

James Ernest Gnesa and Yvette Luciel Gnesa  
Revocable Trust, under trust agreement dated  
August 12, 1993

19680 Pinhurst Lane

Salinas, CA 93906

Escrow No. MT84698-KR

Title No. 0084698

SWD

### STATUTORY WARRANTY DEED

**Delbert I Ellis and Sandra G. Ellis, as tenants by the entirety, Grantor(s) hereby convey and warrant to James Ernest Gnesa and Yvette Luciel Gnesa as Trustees of the James Ernest Gnesa and Yvette Luciel Gnesa Revocable Trust, under trust agreement dated August 12, 1993, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:**

#### LEGAL DESCRIPTION

##### PARCEL A:

PARCEL 1 OF LAND PARTITION 32-01 in SE1/4 Section 32 and the West 1/2 SW1/4 Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

##### PARCEL B:

A parcel of land situated in the SE1/4 SE1/4 of Section 32, Township 39 South, Range 11 1/2 East of the Willamette Meridian, being a portion of Parcel 2 of Land Partition 32-01 and more particularly described as follows:

Beginning at a point on the South line of the SE1/4 SE1/4 of said Section 32 from which the Southeast corner of said bears North 89° 55' 13" East 1260.44 feet, said point being the most Southern corner common to said Parcel 2 and Parcel 1 of said Land Partition; thence North 00° 05' 47" West 269.00 feet; thence South 11° 39' 11" East 274.58 feet to said South line of Section 32; thence along said South line South 89° 55' 13" West 55.00 feet to the point of beginning with bearings based on Land Partition 32-01.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$625,000.00**.

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.

26 Apr 11

Dated this 13<sup>th</sup> day of April, 2009

Delbert I. Ellis

Delbert I Ellis

Sandra G. Ellis

Sandra G. Ellis

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 13, 2009 by Delbert I Ellis and Sandra G. Ellis.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

Unofficial  
Copy