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05/08/2009 10:14:46 AM

Fee: \$26.00

Grantor's Name and Address
ROBERT F. TROTMAN
JOAN TROTMAN(AKA JOAN E. TROTMAN)
PO BOX 507
MERRILL, OREGON 97633
Grantee's Name and Address
ROBERT F. TROTMAN AND
JOAN E. TROTMAN, TRUSTEES
TROTMAN FAMILY TRUST
DATED APRIL 30, 2009
PO BOX 507
MERRILL, OREGON 97633
After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504
Until requested otherwise, send all tax statements to:
ROBERT F. TROTMAN
JOAN E. TROTMAN
PO BOX 507
MERRILL, OREGON 97633

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBERT F. TROTMAN AND JOAN TROTMAN (AKA JOAN E. TROTMAN), hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT F. TROTMAN AND JOAN E. TROTMAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TROTMAN FAMILY TRUST DATED APRIL 30, 2009, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do 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 30th day of April, 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.

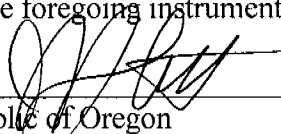
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.


ROBERT F. TROTMAN


JOAN TROTMAN
(AKA JOAN E. TROTMAN)

State of Oregon)
 : ss.
County of Klamath)

Before me this 30th day of April, 2009, personally appeared ROBERT F. TROTMAN and JOAN TROTMAN (AKA JOAN E. TROTMAN), and acknowledged the foregoing instrument to be their voluntary act and deed.


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

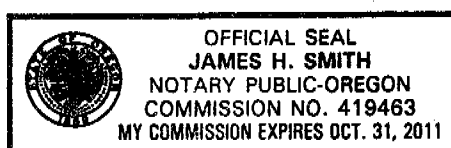


EXHIBIT "A"

PARCEL ONE: (225 N. Grant Street, Merrill, Oregon)

Beginning at an iron pin which lies West 1320 feet and North 0°25' West 620 feet and West 171.75 feet from the Southeast corner of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing West 115.75 feet to an iron pin; thence South 0°25' East 117.5 feet to an iron pin; thence East 115.75 feet to an iron pin; thence North 0°25' West a distance of 117.5 feet, more or less to the point of beginning, in Tract 37, MERRILL TRACTS in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL TWO: (20440 Highway 39, Klamath Falls, Oregon)

The Southwest quarter of the Southeast quarter, Lot 4, and 43.5 acres off the South side of the Northwest quarter of the Southeast quarter and of Lot 3, Section 34, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon;

SAVE AND EXCEPTING that portion conveyed to State of Oregon, by and through its State Highway Commission, dated May 16, 1940, recorded June 4, 1940, in Deed Volume 129, Page 491, records of Klamath County, Oregon.

ALSO SAVE AND EXCEPTING that portion conveyed to Central Pacific Railway Company, a corporation, dated October 17, 1928, recorded February 15, 1929, in Deed Volume 85, Page 321, records of Klamath County, Oregon.

ALSO SAVE AND EXCEPTING that portion conveyed to Tulelake Grain Company, dated July 24, 1948, recorded December 23, 1948, in Deed Volume 227, Page 367, records of Klamath County, Oregon.

ALSO SAVE AND EXCEPTING that portion conveyed to Charles Ripley and Ethel Ripley, husband and wife, dated February 1, 1947, recorded March 27, 1947 in Deed Volume 204, Page 145, records of Klamath County, Oregon. ∞