

2009-006634

Klamath County, Oregon



00065889200900066340030034

GRANTOR NAME AND ADDRESS
Sam Alfred (Sam) Carleton

05/12/2009 08:14:41 AM

Fee: \$31.00

GRANTEE NAME AND ADDRESS
Sam Carleton
Trustee of the Sam Carleton
2009 Revocable Trust
P. O. Box 272
Merrill, OR 97633

AFTER RECORDING RETURN TO
NEAL G. BUCHANAN, ATTORNEY
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO
GRANTEE

WARRANTY DEED - STATUTORY FORM

GEORGE ALFRED (SAM) CARLETON, Grantor, conveys and warrants to SAM CARLETON, TRUSTEE OF THE SAM CARLETON 2009 REVOCABLE TRUST uad May 7, 2009, Grantee, all of that certain real property civilly described as 515 E. 3rd Street, Merrill, OR 97633, and legally decribed on Exhibit A, attached hereto and incorporated by this reference as if fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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."

George Alfred Sam Carleton

GEORGE ALFRED (SAM) CARLETON, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 7 day of
May, 2008, by George Alfred (Sam) Carleton, Grantor

Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-2010



The North half of the West 183.75 feet of the West half of the South half of the North half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, State of Oregon.

EXCEPTING therefrom that portion lying within Third Street, Lincoln Street or the alley as set out in Deed recorded August 14, 1945 in Volume 196, page 433.

EXCEPTING therefrom a portion of the North Half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, described as follows:

BEGINNING at a point which lies North along the Section line 825 feet from the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, which point is the Southeast corner of that certain parcel of land described in Deed Book 175, page 345, Records of Klamath County, Oregon, thence East 40 feet; which is the True Point of Beginning of the parcel of land herein described and lies on the East boundary line of a dedicated street; thence continuing East along a line parallel to the South line of the said Southeast Quarter of the Southwest Quarter, 135.75 feet to the West line of a dedicated alley, thence North along the West line of said alley 62.5 feet; thence West, parallel to the South line of said Southeast Quarter of the Southwest Quarter; 135.75 feet, to the East line of the above mentioned Street; thence South along the East line of said Street 62.5 feet, more or less, to the Point of Beginning.

EXHIBIT A