

2009-008072

Klamath County, Oregon



00067570200900080720020028

06/11/2009 09:07:23 AM

Fee: \$26.00

Grantor's Name and Address

DON D. ROMANO
SHARROL A. ROMANO (FKA SHARROL A. LYONS)
13328 OLD FORT ROAD
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address

DON D. ROMANO AND
SHARROL ANN ROMANO, TRUSTEES
ROMANO LIVING TRUST

DATED JUNE 5, 2009

13328 OLD FORT ROAD

KLAMATH FALLS, OREGON 97601

After recording, return to:

THE ESTATE PLANNING GROUP

711 BENNETT AVENUE

MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

DON D. ROMANO

SHARROL ANN ROMANO

13328 OLD FORT ROAD

KLAMATH FALLS, OREGON 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DON D. ROMANO AND SHARROL A. ROMANO (FKA SHARROL A. LYONS), hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DON D. ROMANO AND SHARROL ANN ROMANO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ROMANO LIVING TRUST DATED JUNE 5, 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.

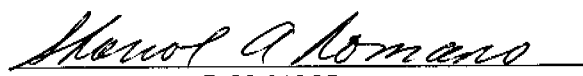
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 5th day of June, 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.

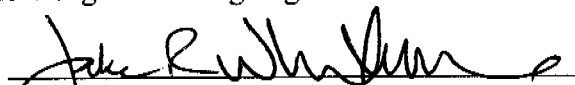
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS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


DON D. ROMANO


SHARROL A. ROMANO
(FKA SHARROL A. LYONS)

State of Oregon)
 : ss.
County of Jackson)

Before me this 5th day of June, 2009, personally appeared DON D. ROMANO and SHARROL A. ROMANO (FKA SHARROL A. LYONS), and acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public of Oregon
My Commission expires: 03/21/2011

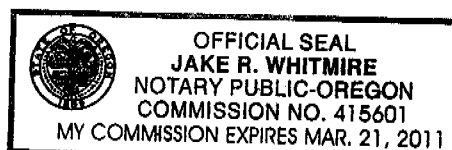


EXHIBIT "A"

PARCEL ONE: (13328 Old Fort Road, Klamath Falls, Oregon)

PARCEL I:

A tract of land situated in Lot 3, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pipe marking the Northeasterly corner of Lot 41, First Addition to Algoma, Oregon, said point being on the Southeasterly right of way line of the Old Dalles-California Highway; thence South $4^{\circ}44'$ East along the Easterly line of Lots 41 and 40, First Addition to Algoma, Oregon, a distance of 224.2 feet; thence North $79^{\circ}30'$ East a distance of 119.45 feet and North $60^{\circ}30'$ East a distance of 200.0 feet; thence South $89^{\circ}04'30''$ East a distance of 304.7 feet; thence North $39^{\circ}30'30''$ East a distance of 47.4 feet; thence North $57^{\circ}31'30''$ West to the Southeasterly right of way line of the Old Dalles-California Highway; thence Southwesterly along said right of way line to the point of beginning.

PARCEL II:

Lot 41 in the First Addition to Algoma, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL III:

Beginning at a point North $56^{\circ}30'$ West 525 feet from the Northeast corner of Lot 4, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South $23^{\circ}30'$ East 321.5 feet; thence North $89^{\circ}30'$ West 385 feet; thence North $7^{\circ}45'$ West 175 feet; thence North $79^{\circ}30'$ East 107 feet; thence North $60^{\circ}30'$ East 200 feet to the place of beginning.

EXCEPTING THEREFROM the West 60 feet (as measured along the North and South lines).

PARCEL TWO: (1709 Etna Street, Klamath Falls, Oregon)

Lot 17, Block 8, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the North 75 feet thereof.

PARCEL THREE: (7102 Ruth Court, Klamath Falls, Oregon)

Lot 25, Block 1, Tract 1085, Country Green, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.